	FOR ENTIRE PLAN SET		A	STANDARD BBREVIATIONS
LIMIT OF WORK		_LOWLOW	F	FOR ENTIRE PLAN SET
LIMIT OF BISTO	TO T		AC	ACRES
EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE	ADA	AMERICANS WITH DISABILITY ACT
	ONSITE PROPERTY LINE / R.O.W. LINE		ARCH	ARCHITECTURAL
	NEIGHBORING		BC BLDG	BOTTOM OF CURB BUILDING
	PROPERTY LINE / INTERIOR PARCEL LINE		BRL	BUILDING RESTRICTION LINE
	EASEMENT		CF	CUBIC FEET
	LINE		CL	CENTERLINE
	LINE		CONC	CONCRETE
			CY DEP	CUBIC YARDS DEPRESSED
		CURB AND GUTTER	DIP	DUCTILE IRON PIPE
			ELEC	ELECTRIC
	CONCRETE CURB &	SPILL TRANSITION	ELEV	ELEVATION
	GUTTER	DEPRESSED CURB AND GUTTER	EW EX	END WALL EXISTING
			FF	FINISHED FLOOR
•	UTILITY POLE WITH LIGHT		FH	FIRE HYDRANT
	POLE		FG	FINISHED GRADE
	LIGHT	_	G	GRADE HIGH DENSITY
0	UTILITY POLE	0 ,	HDPE	HIGH DENSITY POLYETHYLENE PIPE
<u>D</u>	TYPICAL LIGHT		HP	HIGH POINT
	TYPICAL		HW INT	HEADWALL INTERSECTION
	SIGN		INV	INVERT
X	PARKING COUNTS	\bigwedge	LF	LINEAR FOOT
	CONTOUR	190	LOD	LIMITS OF DISTURBANCE
169	LINE	187	LP	LOW POINT
TC 516.4 OR 516.4	SPOT ELEVATIONS	TC 516.00 TC 516.00 MATCH EX (518.02 ±)	MAX MIN	MAXIMUM MINIMUM
SAN	SANITARY	SAN	MH	MANHOLE
#	LABEL	#	ОС	ON CENTER
	STORM LABEL	X #	PA	POINT OF ANALYSIS
SZ	SANITARY SEWER	SL	PC PI	POINT CURVATURE POINT OF INTERSECTION
<i>w</i>	LATERAL UNDERGROUND	<u></u>	PROP	PROPOSED
W	WATER LINE		PVC	POLYVINYL CHLORIDE PIPE
Ε	UNDERGROUND ELECTRIC LINE	E	R	RADIUS
	UNDERGROUND		RCP RET WALL	REINFORCED CONCRETE PIPE RETAINING WALL
	GAS LINE	,	RET WALL	RIGHT OF WAY
	UNDERGROUND TELEPHONE LINE	T	SAN	SANITARY SEWER
	UNDERGROUND CABLE LINE	c	SF	SQUARE FEET
	- STORM		STA STM	STATION
	SEWER		S/W	STORM SIDEWALK
<i>S</i>	SANITARY SEWER MAIN	s ————	TBR	TO BE REMOVED
~	HYDRANT	7	TBRL	TO BE RELOCATED
		, o	TC	TOP OF CURB
S	SANITARY MANHOLE		TELE	TELEPHONE TOP OF WALL
(D)	STORM MANHOLE	(®)	TYP	TYPICAL
⊗ ^{WM}	MANHOLE		UG	UNDERGROUND
	WATER METER	•	UP	UTILITY POLE
₩V ⊠	WATER VALVE	•	W/L W/M	WATER LINE WATER METER
	GAS		±	PLUS OR MINUS
	VALVE		0	DEGREE
\boxtimes	GAS METER		Ø	DIAMETER
	GRATE		#	NUMBER
	INLET			
	CURB INLET	<u></u>		
0	CLEAN OUT	0		
E	ELECTRIC	E		
	MANHOLE	+		
(7)	TELEPHONE MANHOLE	Ū		
EB	ELECTRIC BOX	EB		
EP	ELECTRIC PEDESTAL	EP		
\bigcirc	MONITORING WELL			
-	TEST			
			I.	
	PIT			

STANDARD DRAWING LEGEND

STANDARD

FINAL SITE PLAN

- FOR -----

FAIRFIELD AT CROWN

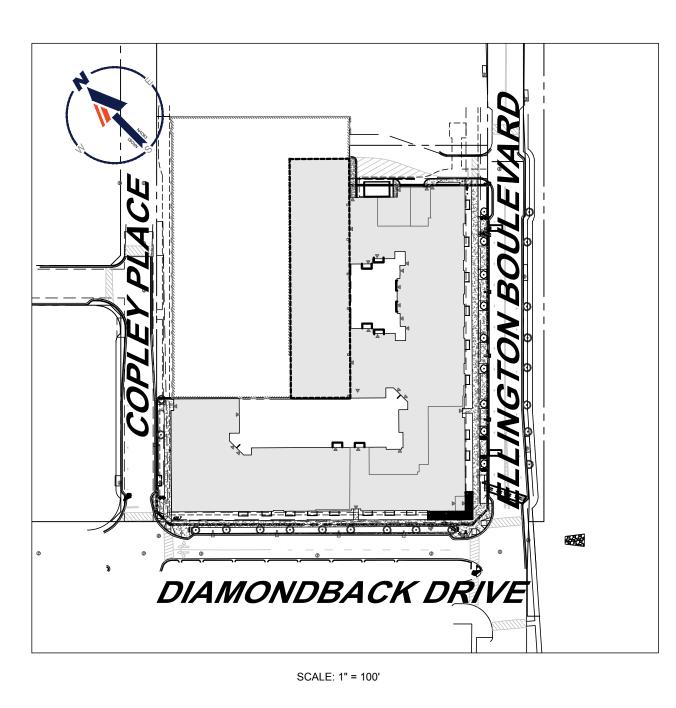
LOCATION OF SITE

333 ELLINGTON BOULEVARD

MONTGOMERY COUNTY

GAITHERSBURG, MD 20878

LOT 3, BLOCK A

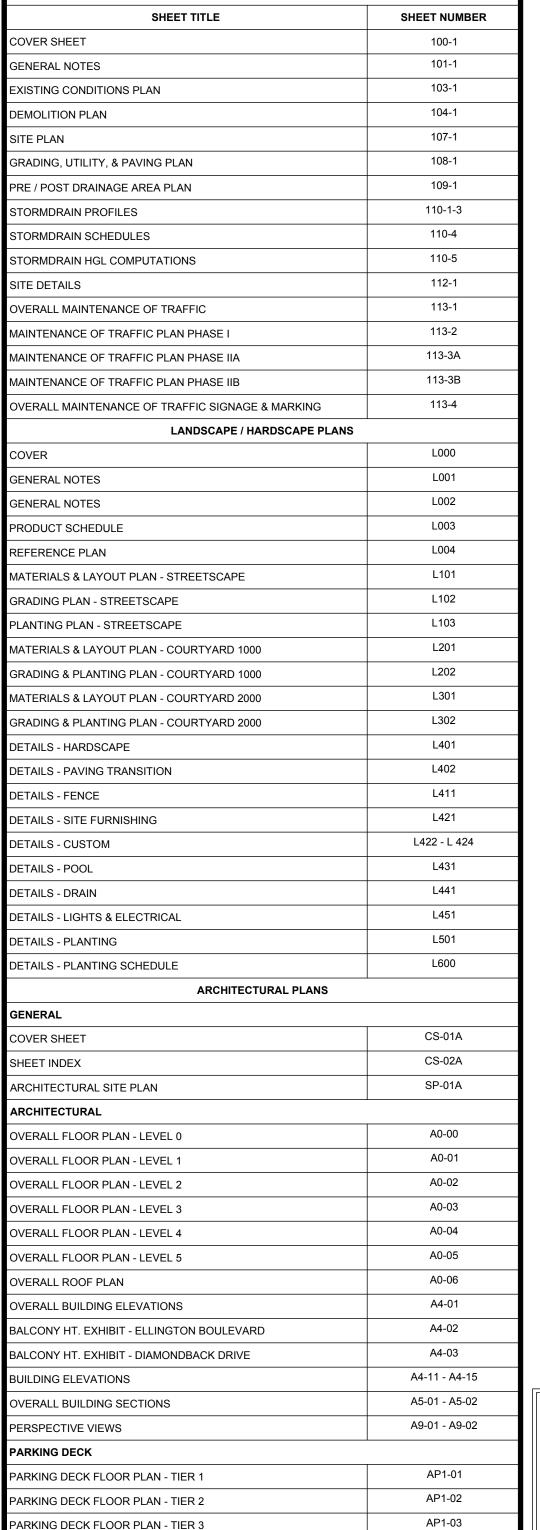


FRH REALTY, LLC
3330 CUMBERLAND BLVD. SUITE 375
ATLANTA, GEORGIA 30339
CONTACT: BRYAN CONDIE
PHONE: (404) 442-3862
EMAIL: BCONDIE@FFRES.COM

PREPARED BY



CONTACT: NICHOLAS B. SPEACH, P.E.

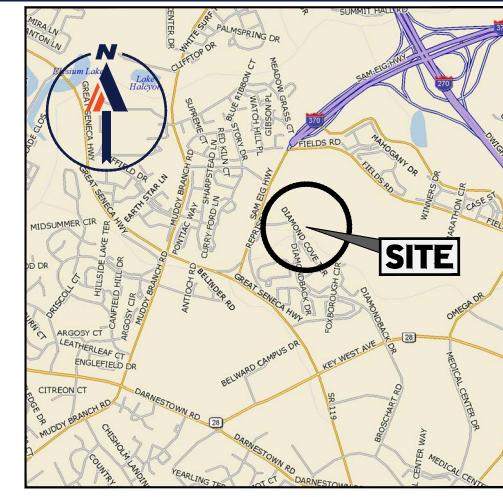


PARKING DECK FLOOR PLAN - TIER 4

PARKING DECK FLOOR PLAN - TIER 5

HOTOMETRICS

SHEET INDEX



LOCATION MAP

COPYRIGHT 2003
DELORME STREET ATLAS 2004 PLUS USA
SCALE: 1"=2000'

REFERENCES:

DATED: 03/11/20

- ALTA/NSPS LAND TITLE SURVEY:
 BOHLER ENGINEERING
 "FAIRFIELD DOWNTOWN CROWN
 ELLINGTON BLVD AND DIAMONDBACK DRIVE"
 JOB NO.: SB192187
- 2. SCHEMATIC DEVELOPMENT PLAN: BOHLER ENGINEERING JOB NO.: MB192187
- 3. FINAL EROSION AND SEDIMENT CONTROL PLAN:
 BOHLER ENGINEERING
 JOB NO.: MB192187
 DATED: 11/18/20

UTILITIES:

THE FOLLOWING COMPANIES WERE NOTIFIED BY DELMARVA MISS UTILITY SYSTEM (1-800-257-7777) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVICING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST. SERIAL NUMBER(S): 14550178

UTILITY COMPANY PHONE NUMBER

VERIZON - LAMBERT CABLE
MCI
PEPCO/UTILIQUEST
COMCAST-UTILIQUEST
WASHINGTON GAS-UTILIQUEST
WSSC - PINPOINT UG

(301) 210-0355 (800) 289-3427 (301) 210-0355 (301) 210-0355 (301) 210-0355 (301) 868-6803

DRAINAGE AREAS

PRE-CONSTRUCTION DA (AC.)

2.78

POST-CONSTRUCTION DA (AC.)

2.11



REVISIONS

REV	DATE	COMMENT	DRAWN BY
			CHECKED B
			-
	ı	I .	1



ALWAYS CALL 811
It's fast. It's free. It's the law.

NOT APPROVED FOR CONSTRUCTION

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: MB192187
DRAWN BY: AJH

DATE: CAD I.D.:

PROJECT:

CHECKED BY:

FINAL SITE PLAN

—— FOR ———

FRH REALTY, LLC

LOCATION OF SITE:

333 ELLINGTON BOULEVARD GAITHERSBURG, MD 20878 LOT 3, BLOCK A

16701 MELFORD BLVD, SUITE 310

BOWIE, MARYLAND 20715

Phone: (301) 809-4500

Fax: (301) 809-4501

MD@BohlerEng.com

CITY OF GAITHERSBURG PLANNING COMMISSION 31 SOUTH SUMMIT AVENUE, GAITHERSBURG, MARYLAND 20877

CITY OF GAITHERSRUP

CITY OF GAITHERSBURG DEPARTMENT OF PUBLIC WORKS FINAL APPROVAL

APPLICATION NO. SP-8774-2021

DATE August 9, 2021

ION

DESIGN CERTIFICATION

"I HEREBY CERTIFY THAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THAT THIS PLAN HAS BEEN PREPARED WITH THE "1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL," CITY OF GAITHERSBURG CHAPTER 8, AND MONTGOMERY COUNTY DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION "STORMDRAIN AND DESIGN CRITERIA DATED AUGUST 1988.

SIGNATURE

AP1-04

AP1-05

DATE

PRINTED NAME AND TITLE P.E. REGISTRATION NO.

PROFESSIONAL ENGINEER

MAYLAND LICENSE NO. 40263

PROFESSIONAL CERTIFICATION

I, NICHOLAS B. SPEACH, HERBY CERTIFY THAT THESE

DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND

THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER

UNDER THE LAWS OF THE STATE OF MARYLAND,

LICENSE NO. 40263, EXPIRATION DATE: 6/14/2023

HEET TITLE:

COVER SHEET

SHEET NUMBER:

100-1

ORG. DATE - 11/18/20

GENERAL NOTE:

T IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT
DRK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO
THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN
WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE
CCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND IN

- 1. THESE PLANS ARE SOLELY BASED ON INFORMATION THE OWNER AND OTHERS PROVIDED TO BOHLER ENGINEERING, VA, LLC (HEREIN "BOHLER") PRIOR TO THE DATE ON WHICH ENGINEER PREPARED THESE PLANS. THE CONTRACTOR MUST FIELD VERIFY ALL EXISTING CONDITIONS AND IMMEDIATELY NOTIFY BOHLER, IN WRITING, IF ANY ACTUAL SITE CONDITIONS DIFFER FROM THOSE SHOWN ON THESE PLANS. OR IF THE PROPOSED WORK CONFLICTS WITH ANY OTHER SITE FEATURES.
- 2. THE CONTRACTOR MUST STRICTLY COMPLY WITH THESE NOTES AND ALL SPECIFICATIONS/REPORTS CONTAINED HEREIN. THE CONTRACTOR MUST ENSURE THAT ALL SUBCONTRACTORS FULLY AND COMPLETELY CONFORM TO AND COMPLY WITH THESE REQUIREMENTS, THESE NOTES, AND THE REQUIREMENTS ARTICULATED IN THE NOTES CONTAINED IN ALL THE OTHER DRAWINGS THAT COMPRISE THE PLAN SET OF DRAWINGS. ADDITIONAL NOTES AND SPECIFIC PLAN NOTES MAY BE FOUND ON THE INDIVIDUAL PLANS. THESE GENERAL NOTES APPLY TO THIS ENTIRE DOCUMENT PACKAGE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW ALL CONSTRUCTION CONTRACT DOCUMENTS INCLUDING, BUT NOT LIMITED TO, ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THE PROJECT WORK SCOPE, PRIOR TO THE INITIATION AND COMMENCEMENT OF CONSTRUCTION.
- 3. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR MUST CONFIRM WITH THE ENGINEER OF RECORD THAT THE LATEST EDITION OF THE DOCUMENTS AND/OR REPORTS REFERENCED WITHIN THE PLAN REFERENCES ARE BEING USED FOR CONSTRUCTION. THIS IS THE CONTRACTOR'S SOLE AND COMPLETE RESPONSIBILITY.
- PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR MUST ENSURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION IS TO BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED THE CONDITIONS OF APPROVAL TO ALL PLANS AND OTHER DOCUMENTS REVIEWED AND APPROVED BY THE PERMITTING AUTHORITIES AND HAS ALSO CONFIRMED THAT ALL NECESSARY AND REQUIRED PERMITS HAVE BEEN OBTAINED. THE CONTRACTOR MUST HAVE COPIES OF ALL PERMITS AND APPROVALS ON SITE AT ALL TIMES.
- 5. THE CONTRACTOR MUST ENSURE THAT ALL WORK IS PERFORMED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS/REPORTS AND CONDITIONS OF APPROVAL, AND ALL APPLICABLE REQUIREMENTS, RULES, REGULATIONS, STATUTORY REQUIREMENTS, CODES, LAWS AND STANDARDS OF ALL GOVERNMENTAL ENTITIES WITH JURISDICTION OVER THIS PROJECT, AND ALL PROVISIONS IN AND CONDITIONS OF THE CONSTRUCTION CONTRACT WITH THE OWNER/DEVELOPER INCLUDING ALL EXHIBITS, ATTACHMENTS AND
- ADDENDA TO SAME.

 6. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR MUST COORDINATE THE BUILDING LAYOUT BY CAREFULLY REVIEWING THE MOST CURRENT ARCHITECTURAL, CIVIL AND STRUCTURAL CONSTRUCTION DOCUMENTS (INCLUDING, BUT NOT LIMITED TO, MECHANICAL, ELECTRICAL, PLUMBING AND FIRE SUPPRESSION PLANS, WHERE APPLICABLE). THE CONTRACTOR MUST IMMEDIATELY NOTIFY OWNER, ARCHITECT AND ENGINEER OF RECORD, IN WRITING, OF ANY CONFLICTS, DISCREPANCIES OR
- AMBIGUITIES WHICH EXIST BETWEEN THESE PLANS AND ANY OTHER PLANS THAT COMPRISE THE CONSTRUCTION DOCUMENTS.

 7. CONTRACTOR MUST REFER TO AND ENSURE COMPLIANCE WITH THE APPROVED ARCHITECTURAL/BUILDING PLANS OF RECORD FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRY/EXIT POINTS, ELEVATIONS, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY LOCATIONS
- 8. THE CONTRACTOR MUST FIELD VERIFY ALL DIMENSIONS AND MEASUREMENTS SHOWN ON THESE PLANS, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR MUST IMMEDIATELY NOTIFY ENGINEER OF RECORD, IN WRITING, IF ANY CONFLICTS, DISCREPANCIES, OR AMBIGUITIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION. NO EXTRA COMPENSATION WILL BE PAID TO THE CONTRACTOR FOR WORK WHICH HAS TO BE RE-DONE OR REPAIRED DUE TO DIMENSIONS, MEASUREMENTS OR GRADES SHOWN INCORRECTLY ON THESE PLANS PRIOR TO BOTH (A) THE CONTRACTOR GIVING ENGINEER OF RECORD WRITTEN NOTIFICATION OF SAME AND (B) ENGINEER OF RECORD, THEREAFTER, PROVIDING THE CONTRACTOR WITH WRITTEN AUTHORIZATION TO PROCEED WITH SUCH ADDITIONAL WORK.
- 9. THE CONTRACTOR MUST VERIFY ALL DIMENSIONS AND MEASUREMENTS INCLUDED ON DESIGN DOCUMENTS HEREIN AND MUST NOT SCALE OFF THE DRAWINGS DUE TO POTENTIAL PRINTING INACCURACIES. ALL DIMENSIONS AND MEASUREMENTS ARE TO BE CHECKED AND CONFIRMED BY THE GENERAL CONTRACTOR PRIOR TO PREPARATION OF SHOP DRAWINGS, FABRICATION/ORDERING OF PARTS AND MATERIALS AND COMMENCEMENT OF SITE WORK. SITE PLAN DRAWINGS ARE NOT INTENDED AS SURVEY DOCUMENTS. DIMENSIONS SUPERSEDE GRAPHICAL REPRESENTATIONS. THE CONTRACTOR MUST MAKE CONTRACTOR'S OWN MEASUREMENTS FOR LAYOUT OF IMPROVEMENTS.
- 10. THE OWNER AND CONTRACTOR MUST BE FAMILIAR WITH, AND RESPONSIBLE FOR THE PROCUREMENT OF ANY AND ALL CERTIFICATIONS REQUIRED FOR THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- 11. WHEN INCLUDED AS ONE OF THE REFERENCED DOCUMENTS, THE GEOTECHNICAL REPORT, SPECIFICATIONS AND RECOMMENDATIONS SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND, IN CASE OF CONFLICT, DISCREPANCY OR AMBIGUITY, THE MORE STRINGENT REQUIREMENTS AND/OR RECOMMENDATIONS CONTAINED IN: (A) THE PLANS; AND (B) THE GEOTECHNICAL REPORT AND RECOMMENDATIONS, MUST TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR MUST NOTIFY THE ENGINEER OF RECORD, IN WRITING, OF ANY SUCH CONFLICT, DISCREPANCY OR AMBIGUITY BETWEEN THE GEOTECHNICAL REPORT AND PLANS AND SPECIFICATIONS, PRIOR TO PROCEEDING WITH ANY FURTHER WORK. IF A GEOTECHNICAL REPORT WAS NOT CREATED, THEN THE CONTRACTOR MUST FOLLOW AND COMPLY WITH ALL OF THE REQUIREMENTS OF ANY AND ALL MUNICIPAL, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE SPECIFICATIONS WHICH HAVE JURISDICTION OVER THIS PROJECT.
- ENGINEER OF RECORD IS NEITHER LIABLE NOR RESPONSIBLE FOR ANY SUBSURFACE CONDITIONS AND FURTHER, HAS NO LIABILITY FOR ANY HAZARDOUS MATERIALS, HAZARDOUS SUBSTANCES, OR POLLUTANTS ON, ABOUT OR UNDER THE PROPERTY.
 THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING WHEN AND WHERE SHORING IS REQUIRED AND FOR INSTALLING ALL SHORING REQUIRED DURING EXCAVATION (TO BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS) AND ANY ADDITIONAL PRECAUTIONS TO BE TAKEN TO ASSURE THE STABILITY OF ADJACENT, NEARBY AND CONTIGUOUS STRUCTURES AND PROPERTIES. ALL
- OF THIS WORK IS TO BE PERFORMED AT CONTRACTOR'S SOLE COST AND EXPENSE.

 14. THE CONTRACTOR MUST EXERCISE EXTREME CAUTION WHEN PERFORMING ANY WORK ACTIVITIES ADJACENT TO PAVEMENT, STRUCTURES, ETC. WHICH ARE TO REMAIN EITHER FOR AN INITIAL PHASE OF THE PROJECT OR AS PART OF THE FINAL CONDITION. THE CONTRACTOR IS RESPONSIBLE FOR TAKING ALL APPROPRIATE MEASURES REQUIRED TO ENSURE THE STRUCTURAL STABILITY OF SIDEWALKS AND PAVEMENT, UTILITIES, BUILDINGS, AND INFRASTRUCTURE WHICH ARE TO REMAIN, AND TO PROVIDE A SAFE WORK
- AREA FOR THIRD PARTIES, PEDESTRIANS AND ANYONE INVOLVED WITH THE PROJECT.

 15. DEBRIS MUST NOT BE BURIED ON THE SUBJECT SITE. ALL DEMOLITION AND CONSTRUCTION WASTES, UNSUITABLE EXCAVATED MATERIAL, EXCESS SOIL AND DEBRIS (SOLID WASTE) MUST BE DISPOSED OF IN ACCORDANCE WITH THE REQUIREMENTS OF ANY AND ALL MUNICIPAL, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE CODES WHICH HAVE JURISDICTION OVER THIS PROJECT OR
- OVER THE CONTRACTOR.

 16. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO MAINTAIN RECORDS TO DEMONSTRATE PROPER AND FULLY COMPLIANT DISPOSAL ACTIVITIES, TO BE PROMPTLY PROVIDED TO THE OWNER UPON REQUEST.
- 17. THE CONTRACTOR MUST REPAIR, AT CONTRACTOR'S SOLE COST, ALL DAMAGE DONE TO ANY NEW OR EXISTING CONSTRUCTION OR PROPERTY DURING THE COURSE OF CONSTRUCTION, INCLUDING BUT NOT LIMITED TO DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. AND MUST BEAR ALL COSTS ASSOCIATED WITH SAME TO INCLUDE, BUT NOT BE LIMITED TO, REDESIGN, RE-SURVEY, RE-PERMITTING AND CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR AND MUST REPLACE ALL SIGNAL INTERCONNECTION CABLE, WIRING CONDUITS, AND ANY UNDERGROUND ACCESSORY EQUIPMENT DAMAGED DURING CONSTRUCTION AND MUST BEAR ALL COSTS ASSOCIATED WITH SAME. THE REPAIR OF ANY SUCH NEW OR EXISTING CONSTRUCTION OR PROPERTY MUST RESTORE SUCH CONSTRUCTION OR PROPERTY TO A CONDITION EQUIVALENT TO OR BETTER THAN THE CONDITIONS PRIOR TO COMMENCEMENT OF THE CONSTRUCTION, AND IN CONFORMANCE WITH APPLICABLE CODES, LAWS, RULES, REGULATIONS, STATUTORY REQUIREMENTS AND STATUTES. THE CONTRACTOR MUST BEAR ALL COSTS ASSOCIATED WITH SAME. THE CONTRACTOR MUST, PROMPTLY, DOCUMENT ALL EXISTING DAMAGE AND NOTIFY, IN WRITING, THE OWNER AND THE CONSTRUCTION MANAGER PRIOR TO THE START OF
- CONSTRUCTION.

 18. THE ENGINEER OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR AND HAVE NO CONTRACTUAL, LEGAL OR OTHER RESPONSIBILITIES FOR JOB SITE SAFETY JOB SITE SUPERVISION, OR ANYTHING RELATED TO SAME. THE ENGINEER OF RECORD AND BOHLER HAVE NOT BEEN RETAINED TO PERFORM OR TO BE RESPONSIBLE FOR JOB SITE SAFETY, SAME BEING WHOLLY OUTSIDE OF ENGINEER OF RECORD'S AND BOHLER SERVICES AS RELATED TO THE PROJECT. THE ENGINEER OF RECORD AND BOHLER ARE NOT
- RESPONSIBLE TO IDENTIFY OR REPORT ANY JOB SITE SAFETY ISSUES OR ANY JOB SITE CONDITIONS, AT ANY TIME.

 19. THE CONTRACTOR MUST IMMEDIATELY IDENTIFY IN WRITING, TO THE ENGINEER OF RECORD AND BOHLER, ANY DISCREPANCIES THAT MAY OR COULD AFFECT THE PUBLIC SAFETY, HEALTH OR GENERAL WELFARE, OR PROJECT COST. IF THE CONTRACTOR PROCEEDS WITH CONSTRUCTION WITHOUT PROVIDING PROPER WRITTEN NOTIFICATION AS DESCRIBED ABOVE, IT WILL BE AT THE CONTRACTOR'S OWN RISK AND, FURTHER, THE CONTRACTOR MUST INDEMNIFY, DEFEND AND HOLD HARMLESS THE ENGINEER OF RECORD AND BOHLER FOR ANY AND ALL DAMAGES, COSTS, INJURIES, ATTORNEY'S FEES AND THE LIKE WHICH RESULT FROM OR ARE IN ANY WAY RELATED TO SAME INCLUDING, BUT NOT LIMITED TO, ANY THIRD PARTY AND FIRST PARTY CLAIMS.
- 20. THE ENGINEER OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR ANY INJURY OR DAMAGES RESULTING FROM THE CONTRACTOR'S FAILURE TO BUILD OR CONSTRUCT IN STRICT ACCORDANCE WITH THE APPROVED PLANS, AND CURRENT CODES, RULES, STATUTES AND THE LIKE. IF THE CONTRACTOR AND/OR OWNER FAIL TO BUILD OR CONSTRUCT IN STRICT ACCORDANCE WITH APPROVED PLANS, RULES, STATUTES, CODES AND THE LIKE, THE CONTRACTOR AND/OR OWNER AGREE TO AND MUST JOINTLY, INDEPENDENTLY, SEPARATELY, AND SEVERALLY INDEMNIFY AND HOLD THE ENGINEER OF RECORD AND BOHLER HARMLESS FOR AND FROM ALL INJURIES, CLAIMS AND DAMAGES THAT ENGINEER AND BOHLER SUFFER AND ANY AND ALL COSTS THAT ENGINEER AND BOHLER INCUR AS RELATED TO SAME.
- 21. ALL CONTRACTORS MUST CARRY AT LEAST THE MINIMUM AMOUNT OF THE SPECIFIED AND COMMERCIALLY REASONABLE STATUTORY WORKER'S COMPENSATION INSURANCE, EMPLOYER'S LIABILITY INSURANCE AND COMMERCIAL GENERAL LIABILITY INSURANCE (CGL) INCLUDING ALSO ALL UMBRELLA COVERAGES. ALL CONTRACTORS MUST HAVE THEIR CGL POLICIES ENDORSED TO NAME BOHLER. AND ITS PAST, PRESENT AND FUTURE OWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVANTS, EMPLOYEES, AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES, AND ITS SUBCONTRACTORS AND SUBCONSULTANTS AS ADDITIONAL NAMED INSUREDS AND TO PROVIDE CONTRACTUAL LIABILITY COVERAGE SUFFICIENT TO INSURE THE (DEFEND, IF APPLICABLE) AND HOLD HARMLESS AND INDEMNITY OBLIGATIONS ASSUMED AND AGREED TO BY THE CONTRACTOR HEREIN. ALL CONTRACTORS MUST FURNISH BOHLER WITH CERTIFICATIONS OF INSURANCE OR CERTIFICATES OF INSURANCE AS EVIDENCE OF THE REQUIRED INSURANCE COVERAGES PRIOR TO COMMENCING ANY WORK AND UPON RENEWAL OF EACH POLICY DURING THE ENTIRE PERIOD OF CONSTRUCTION AND FOR TWO YEARS AFTER THE COMPLETION OF CONSTRUCTION AND AFTER ALL PERMITS ARE ISSUED, WHICHEVER DATE IS LATER. IN ADDITION, ALL CONTRACTORS AGREE THAT THEY WILL, TO THE FULLEST EXTENT PERMITTED UNDER THE LAW, INDEMNIFY, DEFEND AND HOLD HARMLESS BOHLER AND ITS PAST, PRESENT AND FUTURE OWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVANTS, EMPLOYEES, AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES, AND ITS SUBCONTRACTORS AND SUBCONSULTANTS FROM AND AGAINST ANY DAMAGES, INJURIES, CLAIMS, ACTIONS, PENALTIES, EXPENSES, PUNITIVE DAMAGES, TORT DAMAGES, STATUTORY CLAIMS, STATUTORY CAUSES OF ACTION, LOSSES, CAUSES OF ACTION, LIABILITIES OR COSTS, INCLUDING, BUT NOT LIMITED TO, REASONABLE ATTORNEYS' FEES AND DEFENSE COSTS, ARISING OUT OF OR IN ANY WAY CONNECTED WITH OR TO THE PROJECT. INCLUDING ALL CLAIMS BY EMPLOYEES OF THE CONTRACTOR(S). ALL CLAIMS BY THIRD PARTIES AND ALL CLAIMS RELATED TO THE PROJECT. THE CONTRACTOR MUST NOTIFY ENGINEER, IN WRITING, AT LEAST THIRTY (30) DAYS PRIOR TO ANY TERMINATION, SUSPENSION OR CHANGE OF ITS INSURANCE HEREUNDER
- 22. THE ENGINEER OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR CONSTRUCTION METHODS, MEANS, TECHNIQUES OR PROCEDURES, GENERALLY OR FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES OR PROCEDURES FOR COMPLETION OF THE WORK DEPICTED BOTH ON THESE PLANS, AND FOR ANY CONFLICTS IN SCOPE AND REVISIONS THAT RESULT FROM SAME. THE CONTRACTOR IS FULLY AND SOLELY RESPONSIBLE FOR DETERMINING THE MEANS AND METHODS FOR COMPLETION OF THE WORK, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
- 23. NEITHER THE PROFESSIONAL ACTIVITIES OF: BOHLER, NOR THE PRESENCE OF BOHLER AND/OR ITS PAST, PRESENT AND FUTURE OWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVANTS, EMPLOYEES, AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES, AND ITS SUBCONTRACTORS AND SUBCONSULTANTS AT A CONSTRUCTION/PROJECT SITE (HEREIN "BOHLER PARTIES"), RELIEVES OR WILL RELIEVE THE CONTRACTOR OF AND FROM ITS OBLIGATIONS, DUTIES AND RESPONSIBILITIES INCLUDING, BUT NOT LIMITED TO, CONSTRUCTION MEANS, METHODS, SEQUENCE, TECHNIQUES OR PROCEDURES NECESSARY FOR PERFORMING, OVERSEEING, SUPERINTENDING AND COORDINATING THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND COMPLIANCE WITH ALL HEALTH AND SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCIES WITH JURISDICTION OVER THE PROJECT AND/OR PROPERTY. BOHLER AND ITS EMPLOYEES, PERSONNEL, AGENTS, SUBCONTRACTORS AND SUBCONSULTANTS HAVE NO AUTHORITY TO EXERCISE ANY CONTROL OVER (OR ANY RESPONSIBILITY FOR) ANY CONSTRUCTION, THE CONTRACTOR OR ITS EMPLOYEES RELATING TO THEIR WORK AND ANY AND ALL HEALTH AND SAFETY PROGRAMS OR PROCEDURES. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR JOB SITE SAFETY. THE CONTRACTOR MUST INDEMNIFY, DEFEND, PROTECT AND HOLD HARMLESS BOHLER FOR AND FROM ANY LIABILITY TO BOHLER RESULTING FROM THE CONTRACTOR'S WORK, SERVICES AND/OR VIOLATIONS OF THIS NOTE, THESE NOTES OR ANY NOTES IN THE PLAN SET AND, FURTHER, THE CONTRACTOR MUST NAME BOHLER AS AN ADDITIONAL INSURED UNDER THE GENERAL CONTRACTOR'S
- POLICIES OF GENERAL LIABILITY INSURANCE AS DESCRIBED ABOVE.

 24. WHEN IT IS CLEARLY AND SPECIFICALLY WITHIN BOHLER'S SCOPE OF SERVICES CONTRACT WITH THE OWNER/DEVELOPER, BOHLER WILL REVIEW OR TAKE OTHER APPROPRIATE ACTION ON THE CONTRACTOR SUBMITTALS, SUCH AS SHOP DRAWINGS, PRODUCT DATA, SAMPLES, AND OTHER DATA, WHICH THE CONTRACTOR IS REQUIRED TO SUBMIT, BUT ONLY FOR THE LIMITED PURPOSE OF EVALUATING CONFORMANCE WITH THE DESIGN INTENT AND THE INFORMATION SHOWN IN THE CONSTRUCTION CONTRACT DOCUMENTS. CONSTRUCTION MEANS AND METHODS AND/OR TECHNIQUES OR PROCEDURES, COORDINATION OF THE WORK WITH OTHER TRADES, AND CONSTRUCTION SAFETY PRECAUTIONS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND BOHLER HAS NO RESPONSIBILITY OR LIABILITY FOR SAME. BOHLER WILL PERFORM ITS SHOP DRAWING REVIEW WITH REASONABLE PROMPTNESS, AS CONDITIONS PERMIT. ANY DOCUMENT, DOCUMENTING BOHLER'S REVIEW OF A SPECIFIC ITEM OR LIMITED SCOPE, MUST NOT INDICATE THAT BOHLER HAS REVIEWED THE ENTIRE ASSEMBLY OF WHICH THE ITEM IS A COMPONENT. BOHLER IS NOT RESPONSIBLE FOR ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS. THE CONTRACTOR MUST, IN WRITING, PROMPTLY AND IMMEDIATELY BRING ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS TO BOHLER'S ATTENTION. BOHLER IS NOT REQUIRED TO REVIEW
- 25. IF THE CONTRACTOR DEVIATES FROM THESE PLANS AND/OR SPECIFICATIONS, INCLUDING THE NOTES CONTAINED HEREIN, WITHOUT FIRST OBTAINING THE PRIOR WRITTEN AUTHORIZATION OF THE ENGINEER OF RECORD AND/OR BOHLER FOR ALL DEVIATIONS WITHIN ENGINEER'S SCOPE, THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE PAYMENT OF ALL COSTS INCURRED IN CORRECTING ANY WORK PERFORMED WHICH DEVIATES FROM THE PLANS, ALL FINES AND/OR PENALTIES ASSESSED WITH RESPECT THERETO AND ALL COMPENSATORY OR PUNITIVE DAMAGES RESULTING THEREFROM AND, FURTHER, MUST DEFEND, INDEMNIFY, PROTECT, AND HOLD HARMLESS THE ENGINEER OF RECORD AND BOHLER PARTIES TO THE FULLEST EXTENT PERMITTED UNDER THE LAW, FOR AND FROM ALL FEES, ATTORNEYS' FEES, DAMAGES, COSTS, JUDGMENTS, CLAIMS, INJURIES, PENALTIES AND THE LIKE RELATED TO SAME.

PARTIAL SUBMISSIONS OR THOSE FOR WHICH SUBMISSIONS OF CORRELATED ITEMS HAVE NOT BEEN RECEIVED

- 26. THE CONTRACTOR IS RESPONSIBLE FOR A MAINTAINING AND PROTECTING THE TRAFFIC CONTROL PLAN AND ELEMENTS IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REQUIREMENTS, FOR ALL WORK THAT AFFECTS PUBLIC TRAVEL EITHER IN THE RIGHT OF WAY OR ON SITE. THE COST FOR THIS ITEM MUST BE INCLUDED IN THE CONTRACTOR'S PRICE AND IS THE CONTRACTOR'S SOLE RESPONSIBILITY.
- 27. OWNER MUST MAINTAIN AND PRESERVE ALL PHYSICAL SITE FEATURES AND DESIGN FEATURES DEPICTED ON THE PLANS AND RELATED DOCUMENTS IN STRICT ACCORDANCE WITH THE APPROVED PLAN(S) AND DESIGN; AND, FURTHER, THE ENGINEER OF RECORD AND/OR BOHLER ARE NOT RESPONSIBLE FOR ANY FAILURE TO SO MAINTAIN OR PRESERVE SITE AND/OR DESIGN FEATURES. IF OWNER FAILS TO MAINTAIN AND/OR PRESERVE ALL PHYSICAL SITE FEATURES AND/OR DESIGN FEATURES DEPICTED ON THE PLANS AND RELATED DOCUMENTS, OWNER AGREES TO INDEMNIFY AND HOLD THE ENGINEER OF RECORD AND BOHLER PARTIES, HARMLESS FOR ALL INJURIES, DAMAGES AND COSTS THAT ENGINEER OF RECORD AND/OR BOHLER INCUR AS A RESULT OF SAID FAILURE OR FAILURE TO PRESERVE.
- 28. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ENSURING THAT ALL CONSTRUCTION ACTIVITIES AND MATERIALS COMPLY WITH AND CONFORM TO APPLICABLE FEDERAL, STATE AND LOCAL RULES AND REGULATIONS, LAWS, ORDINANCES, AND CODES, AND ALL APPLICABLE REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, (29 U.S.C. 651 ET SEQ.) AS AMENDED, AND ANY MODIFICATIONS, AMENDMENTS OR REVISIONS TO SAME.
- 29. THE CONTRACTOR MUST STRICTLY COMPLY WITH THE LATEST AND CURRENT OSHA STANDARDS AND REGULATIONS, AND/OR ANY OTHER AGENCY WITH JURISDICTION OVER EXCAVATION AND TRENCHING PROCEDURES. ENGINEER OF RECORD AND BOHLER HAS NO RESPONSIBILITY FOR OR AS RELATED TO EXCAVATION AND TRENCHING PROCEDURES AND WORK.
- 30. THE CONTRACTOR AND THE OWNER MUST INSTALL ALL ELEMENTS AND COMPONENTS IN STRICT COMPLIANCE WITH AND IN ACCORDANCE WITH MANUFACTURER'S STANDARDS AND RECOMMENDED INSTALLATION CRITERIA AND SPECIFICATIONS. IF THE CONTRACTOR AND/OR OWNER FAIL TO DO SO, THEY AGREE TO JOINTLY, INDEPENDENTLY, SEPARATELY, COLLECTIVELY, AND SEVERALLY INDEMNIFY, DEFEND, PROTECT AND HOLD ENGINEER OF RECORD AND/OR BOHLER PARTIES HARMLESS FOR ALL INJURIES AND DAMAGES THAT ENGINEER SUFFERS AND COSTS THAT ENGINEER INCURS AS A RESULT OF SAID FAILURE.
- 31. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN AN ON-SITE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IN COMPLIANCE WITH THE ENVIRONMENTAL PROTECTION AGENCY (EPA) REQUIREMENTS OR LOCAL GOVERNING AGENCY FOR SITES WHERE ONE (1) ACRE OR MORE IS DISTURBED BY CONSTRUCTION ACTIVITIES (UNLESS THE LOCAL JURISDICTION REQUIRES A DIFFERENT THRESHOLD). THE CONTRACTOR MUST ENSURE THAT ALL ACTIVITIES, INCLUDING THOSE OF ALL SUBCONTRACTORS, ARE IN COMPLIANCE WITH THE SWPPP, INCLUDING BUT NOT LIMITED TO LOGGING ACTIVITIES (MINIMUM ONCE PER WEEK AND AFTER RAINFALL EVENTS) AND CORRECTIVE MEASURES, AS APPROPRIATE AND FURTHER, THE CONTRACTOR IS SOLELY AND COMPLETELY
- RESPONSIBLE FOR FAILING TO DO SO.

 32. AS CONTAINED IN THESE DRAWINGS AND ASSOCIATED DOCUMENTS PREPARED BY THE SIGNATORY PROFESSIONAL ENGINEER OF RECORD, THE USE OF THE WORDS 'CERTIFY' OR 'CERTIFICATION' CONSTITUTE(S) AN EXPRESSION ONLY OF PROFESSIONAL OPINION REGARDING THE INFORMATION WHICH IS THE SUBJECT OF THE ENGINEER OF RECORD'S KNOWLEDGE OR BELIEF AND IN ACCORDANCE WITH COMMON AND ACCEPTED PROCEDURE CONSISTENT WITH THE APPLICABLE STANDARDS OF PRACTICE, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE OF ANY NATURE OR TYPE, EITHER EXPRESSED OR IMPLIED, UNDER ANY CIRCUMSTANCES.

(Rev.1/2020)

(Rev. 1/2020)

GRADING NOTES

THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES, IN THEIR ENTIRETY. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS' SPECIFIC NOTES.

- SITE GRADING MUST BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS
 SET FORTH IN THE GEOTECHNICAL REPORT AS REFERENCED IN THIS PLAN SET. IF NO GEOTECHNICAL REPORT HAS BEEN
 REFERENCED, THE CONTRACTOR MUST HAVE A GEOTECHNICAL ENGINEER PROVIDE WRITTEN SPECIFICATIONS AND
 RECOMMENDATIONS PRIOR TO THE CONTRACTOR COMMENCING THE GRADING WORK. THE CONTRACTOR MUST FOLLOW THE
 REQUIREMENTS OF ALL MUNICIPAL, COUNTY, STATE, AND FEDERAL LAWS, WHICH HAVE JURISDICTION OVER THIS PROJECT.
 THE CONTRACTOR IS REQUIRED TO SECURE ALL NECESSARY AND/OR REQUIRED PERMITS AND APPROVALS FOR ALL OFF-SITE
- MATERIAL SOURCES AND DISPOSAL FACILITIES. THE CONTRACTOR MUST SUPPLY A COPY OF APPROVALS TO THE ENGINEER OF RECORD AND THE OWNER PRIOR TO THE CONTRACTOR COMMENCING ANY WORK.

 4. THE CONTRACTOR IS FULLY RESPONSIBLE FOR VERIFYING EXISTING TOPOGRAPHIC INFORMATION AND UTILITY INVERT ELEVATIONS PRIOR TO COMMENCING ANY CONSTRUCTION. SHOULD DISCREPANCIES BETWEEN THE PLANS AND INFORMATION OBTAINED THROUGH FIELD VERIFICATIONS BE IDENTIFIED OR EXIST, THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE
- ENGINEER OF RECORD. IN WRITING. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING AND REPLACING ALL UNSUITABLE MATERIALS WITH SUITABLE MATERIALS AS SPECIFIED IN THE GEOTECHNICAL REPORT. THE CONTRACTOR MUST COMPACT ALL EXCAVATED OR FILLED AREAS IN STRICT ACCORDANCE WITH THE GEOTECHNICAL REPORT'S GUIDANCE. MOISTURE CONTENT AT TIME OF PLACEMENT MUST BE SUBMITTED IN A COMPACTION REPORT PREPARED BY A QUALIFIED GEOTECHNICAL ENGINEER. REGISTERED WITH THE STATE WHERE THE WORK IS PERFORMED. THIS REPORT MUST VERIFY THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS. SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT AND ALL APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES WHICH ARE IN EFFECT AND WHICH ARE APPLICABLE TO THE PROJECT. SUBBASE MATERIAL FOR SIDEWALKS, CURB, OR ASPHALT MUST BE FREE OF ORGANICS AND OTHER UNSUITABLE MATERIALS. SHOULD SUBBASE BE DEEMED UNSUITABLE BY OWNER/DEVELOPER OR OWNER/DEVELOPER'S REPRESENTATIVE SUBBASE MUST BE REMOVED AND FILLED WITH APPROVED FILL MATERIAL, COMPACTED AS THE GEOTECHNICAL REPORT DIRECTS. EARTHWORK ACTIVITIES INCLUDING, BUT NOT LIMITED TO, EXCAVATION, BACKFILL, AND COMPACTING MUST COMPLY WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT AND ALL APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES. EARTHWORK ACTIVITIES MUST COMPLY WITH THE STANDARD STATE DOT SPECIFICATIONS FOR ROADWAY CONSTRUCTION (LATEST EDITION) AND ANY AMENDMENTS OR REVISIONS THERETO.
- 6. THE TOPS OF EXISTING MANHOLES, INLET STRUCTURES, AND SANITARY CLEANOUT MUST BE ADJUSTED, AS NECESSARY, TO MATCH PROPOSED FINISHED GRADES WITH NO TRIPPING OR SAFETY HAZARD IN ACCORDANCE WITH ALL APPLICABLE STANDARDS, REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES.
- 5 TANDARDS, REQUIREMENTS, ROLES, STATUTES, LAWS, ORDINANCES AND CODES.

 7. IN THE EVENT OF A DISCREPANCY(IES) AND/OR A CONFLICT(S) BETWEEN PLANS, OR RELATIVE TO OTHER PLANS, THE GRADING PLAN TAKES PRECEDENCE AND CONTROLS. THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER OF RECORD, IN WRITING, OF ANY DISCREPANCY(IES) AND/OR CONFLICT(S)
- 3. THE CONTRACTOR IS RESPONSIBLE TO IMPORT FILL OR EXPORT EXCESS MATERIAL AS NECESSARY TO CONFORM TO THE PROPOSED GRADING, AND TO BACKFILL EXCAVATIONS FOR THE INSTALLATION OF UNDERGROUND IMPROVEMENTS.

ACCESSIBILITY DESIGN GUIDELINES

- ALL ACCESSIBLE (A.K.A. ADA) COMPONENTS AND ACCESSIBLE ROUTES MUST BE CONSTRUCTED TO MEET, AT A MINIMUM, THE MORE STRINGENT OF: (A) THE REQUIREMENTS OF THE "AMERICANS WITH DISABILITIES ACT" (ADA) CODE (42 U.S.C. § 12101 ET SEQ. AND 42 U.S.C. § 4151 ET SEQ.); AND (B) ANY APPLICABLE LOCAL AND STATE GUIDELINES, AND ANY AND ALL AMENDMENTS TO BOTH, WHICH ARE IN EFFECT WHEN THESE PLANS WERE COMPLETED.
- THE CONTRACTOR MUST REVIEW ALL DOCUMENTS REFERENCED IN THESE NOTES FOR ACCURACY, COMPLIANCE AND CONSISTENCY WITH INDUSTRY GUIDELINES.
- THE CONTRACTOR MUST EXERCISE APPROPRIATE CARE AND PRECISION IN CONSTRUCTION OF ACCESSIBLE (ADA) COMPONENTS AND ACCESSIBLE ROUTES FOR THE SITE. FINISHED SURFACES ALONG THE ACCESSIBLE ROUTE OF TRAVEL FROM PARKING SPACES, PUBLIC TRANSPORTATION, PEDESTRIAN ACCESS, AND INTER-BUILDING ACCESS, TO POINTS OF ACCESSIBLE BUILDING ENTRANCE/EXIT, MUST COMPLY WITH THE ACCESSIBLE GUIDELINES AND REQUIREMENTS WHICH INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:
- A. ACCESSIBLE PARKING SPACES AND ACCESS AISLES SLOPES MUST NOT EXCEED 1:50 (2.0%) IN ANY DIRECTION.
 B. PATH OF TRAVEL ALONG ACCESSIBLE ROUTE MUST PROVIDE A 36-INCHES MINIMUM WIDTH (48-INCHES PREFERRED), OR AS SPECIFIED BY THE GOVERNING AGENCY. UNOBSTRUCTED WIDTH OF TRAVEL (CAR OVERHANGS AND/OR HANDRAILS) MUST NOT REDUCE THIS MINIMUM WIDTH. THE SLOPE MUST NOT EXCEED 1:20 (5.0%) IN THE DIRECTION OF TRAVEL AND MUST NOT EXCEED 1:50 (2.0%) IN CROSS SLOPE. WHERE ACCESSIBLE PATH OF TRAVEL IS GREATER THAN 1:20 (5.0%), AN ACCESSIBLE RAMP MUST BE PROVIDED. ALONG THE ACCESSIBLE PATH OF TRAVEL, OPENINGS MUST NOT EXCEED 1/2-INCH IN WIDTH. VERTICAL CHANGES OF UP TO 1/2-INCH ARE PERMITTED ONLY IF THEY INCLUDES A 1/4-INCH BEVEL AT A SLOPE NOT STEEPER THAN 1:2 NO VERTICAL CHANGES OVER 1/4-INCH ARE PERMITTED
- C. ACCESSIBLE RAMPS MUST NOT EXCEED A SLOPE OF 1:12 (8.3%) AND A RISE OF 30-INCHES. LEVEL LANDINGS MUST BE PROVIDED AT EACH END OF ACCESSIBLE RAMPS. LANDING MUST PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURES, AND MUST NOT EXCEED 1:50 (2.0%) SLOPE IN ANY DIRECTION. RAMPS THAT CHANGE DIRECTION BETWEEN RUNS AT LANDINGS MUST HAVE A CLEAR LANDING OF A MINIMUM OF 60-INCHES BY 60-INCHES. HAND RAILS ON BOTH SIDES OF THE RAMP MUST BE PROVIDED ON AN ACCESSIBLE RAMP WITH A RISE GREATER THAN 6-INCHES.
- D. ACCESSIBLE CURB RAMPS MUST NOT EXCEED A SLOPE OF 1:12 (8.3%). WHERE FLARED SIDES ARE PROVIDED, THEY MUST NOT EXCEED 1:10 (10%) SLOPE. LEVEL LANDING MUST BE PROVIDED AT RAMPS TOP AT A MINIMUM OF 36-INCHES LONG (48-INCHES PREFERRED). IN ALTERATIONS, WHEN THERE IS NO LANDING AT THE TOP, FLARE SIDES SLOPES MUST NOT EXCEED A SLOPE OF 1:12 (8.3%).
- E. DOORWAY LANDINGS AREAS MUST BE PROVIDED ON THE EXTERIOR SIDE OF ANY DOOR LEADING TO AN ACCESSIBLE PATH OF TRAVEL. THIS LANDING MUST BE SLOPED AWAY FROM THE DOOR NO MORE THAN 1:50 (2.0%) FOR POSITIVE DRAINAGE. THIS LANDING AREA MUST BE NO FEWER THAN 60-INCHES (5 FEET) LONG, EXCEPT WHERE OTHERWISE CLEARLY PERMITTED BY ACCESSIBLE STANDARDS FOR ALTERNATIVE DOORWAY OPENING CONDITIONS. (SEE ICC/ANSI A117.1-2009 AND OTHER
- REFERENCES INCORPORATED BY CODE).

 F. WHEN THE PROPOSED CONSTRUCTION INVOLVES RECONSTRUCTION, MODIFICATION, REVISION OR EXTENSION OF OR TO ACCESSIBLE COMPONENTS FROM EXISTING DOORWAYS OR SURFACES, THE CONTRACTOR MUST VERIFY ALL EXISTING ELEVATIONS SHOWN ON THE PLAN. NOTE THAT TABLE 405.2 OF THE DEPARTMENT OF JUSTICE'S ADA STANDARDS FOR ACCESSIBLE DESIGN ALLOWS FOR STEEPER RAMP SLOPES, IN RARE CIRCUMSTANCES. THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER OF RECORD, IN WRITING, OF ANY DISCREPANCIES AND/OR FIELD CONDITIONS THAT DIFFER IN ANY WAY OR IN ANY RESPECT FROM WHAT IS SHOWN ON THE PLANS BEFORE COMMENCING ANY WORK. CONSTRUCTED IMPROVEMENTS MUST FALL WITHIN THE MAXIMUM AND MINIMUM LIMITATIONS IMPOSED BY THE BARRIER
- G. THE CONTRACTOR MUST VERIFY ALL OF THE SLOPES OF THE CONTRACTOR'S FORMS PRIOR TO POURING CONCRETE. IF ANY NON-CONFORMANCE EXISTS OR IS OBSERVED OR DISCOVERED, THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER OF RECORD, IN WRITING, PRIOR TO POURING CONCRETE. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL COSTS TO REMOVE, REPAIR AND/OR REPLACE NON-CONFORMING CONCRETE AND/OR PAVEMENT SURFACES.
- 4. IT IS STRONGLY RECOMMENDED THAT THE CONTRACTOR REVIEW THE INTENDED CONSTRUCTION TO ENSURE SAME IS CONSISTENT WITH THE LOCAL BUILDING CODE PRIOR TO COMMENCING CONSTRUCTION.

FREE REGULATIONS AND THE ACCESSIBLE GUIDELINES.

DRAINAGE AND UTILITY NOTES

1. THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES, IN THEIR ENTIRETY. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY

WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS' SPECIFIC NOTES.

2. LOCATIONS OF ALL EXISTING AND PROPOSED SERVICES ARE <u>APPROXIMATE</u>, AND THE CONTRACTOR MUST INDEPENDENTLY VERIFY AND CONFIRM THOSE LOCATIONS AND SERVICES WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCING ANY CONSTRUCTION OR EXCAVATION. THE CONTRACTOR MUST INDEPENDENTLY VERIFY AND CONFIRM ALL SANITARY CONNECTION POINTS AND ALL OTHER UTILITY SERVICE CONNECTION POINTS IN THE FIELD, PRIOR TO COMMENCING ANY CONSTRUCTION. THI CONTRACTOR MUST REPORT ALL DISCREPANCIES, ERRORS AND OMISSIONS IN WRITING, TO THE ENGINEER OF RECORD.

- THE CONTRACTOR MUST VERTICALLY AND HORIZONTALLY LOCATE ALL UTILITIES AND SERVICES INCLUDING, BUT NOT LIMITED TO, GAS, WATER, ELECTRIC, SANITARY AND STORM, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN THE LIMITS OF DISTURBANCE OR WORK SPACE, WHICHEVER IS GREATER. THE CONTRACTOR MUST USE, REFER TO, AND COMPLY WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY NOTIFICATION SYSTEM TO LOCATE ALL OF THE UNDERGROUND UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ALL DAMAGE TO ANY EXISTING UTILITIES WHICH OCCUR DURING CONSTRUCTION, AT NO COST TO THE OWNER AND AT CONTRACTOR'S SOLE COST AND EXPENSE. THE CONTRACTOR MUST BEAR ALL COSTS ASSOCIATED WITH DAMAGE TO ANY EXISTING UTILITIES WHICH OCCURS DURING CONSTRUCTION.
 THE CONTRACTOR MUST FIELD VERIFY THE PROPOSED INTERFACE POINTS (CROSSINGS) WITH EXISTING UNDERGROUND
- UTILITIES BY USING A TEST PIT TO CONFIRM EXACT DEPTH, PRIOR TO COMMENCEMENT OF CONSTRUCTION.

 5. STORMWATER ROOF DRAIN LOCATIONS ARE BASED ON ARCHITECTURAL PLANS. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCATIONS OF SAME BASED UPON FINAL ARCHITECTURAL PLANS.
- 6. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING SITE PLAN DOCUMENTS AND ARCHITECTURAL PLANS FOR EXACT BUILDING UTILITY CONNECTION LOCATIONS, GREASE TRAP REQUIREMENTS AND DETAILS, DOOR ACCESS, AND EXTERIOR GRADING. THE ARCHITECT WILL DETERMINE THE UTILITY SERVICE SIZES. THE CONTRACTOR MUST COORDINATE INSTALLATION OF UTILITY SERVICES WITH THE INDIVIDUAL COMPANIES, TO AVOID CONFLICTS AND TO ENSURE THAT PROPER DEPTHS ARE ACHIEVED. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT INSTALLATION OF ALL IMPROVEMENTS COMPLIES WITH ALL UTILITY REQUIREMENTS OF THE APPLICABLE JURISDICTION AND REGULATORY AGENCIES AND ALL OTHER APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES AND, FURTHER, IS RESPONSIBLE FOR COORDINATING THE UTILITY TIE-INS/CONNECTIONS PRIOR TO CONNECTING TO THE EXISTING UTILITY/SERVICE. WHERE A CONFLICT(S) EXISTS BETWEEN THESE DOCUMENTS AND THE ARCHITECTURAL PLANS, OR WHERE ARCHITECTURAL PLAN UTILITY CONNECTION POINTS DIFFER, THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER OF RECORD, IN WRITING, AND PRIOR TO CONSTRUCTION MUST RESOLVE SAME
- ALL FILL, COMPACTION, AND BACKFILL MATERIALS REQUIRED FOR UTILITY INSTALLATION MUST BE EXACTLY AS PER THE
 RECOMMENDATIONS PROVIDED IN THE GEOTECHNICAL REPORT AND THE CONTRACTOR MUST COORDINATE SAME WITH THE
 APPLICABLE UTILITY COMPANY SPECIFICATIONS. WHEN THE PROJECT DOES NOT HAVE GEOTECHNICAL RECOMMENDATIONS,
 FILL AND COMPACTION MUST, AT A MINIMUM, COMPLY WITH THE STATE DOT REQUIREMENTS AND SPECIFICATIONS AND
 CONSULTANT HAS NO LIABILITY OR RESPONSIBILITY FOR OR AS RELATED TO FILL, COMPACTION AND BACKFILL.
 DURING THE INSTALLATION OF SANITARY, STORM, AND ALL UTILITIES, THE CONTRACTOR MUST MAINTAIN A

CONTEMPORANEOUS AND THOROUGH RECORD OF CONSTRUCTION TO IDENTIFY THE AS-INSTALLED LOCATIONS OF ALL

- UNDERGROUND INFRASTRUCTURE. THE CONTRACTOR MUST CAREFULLY NOTE ANY INSTALLATIONS THAT DEVIATE, IN ANY RESPECT, FROM THE INFORMATION CONTAINED IN THESE PLANS. THIS RECORD MUST BE KEPT ON A CLEAN COPY OF THE SITE PLAN, WHICH THE CONTRACTOR MUST PROMPTLY PROVIDE TO THE OWNER IMMEDIATELY UPON THE COMPLETION OF WORK.

 9. THE CONTRACTOR MUST ENSURE THAT ALL UTILITY TRENCHES LOCATED IN EXISTING PAVED ROADWAYS INCLUDING SANITARY, WATER AND STORM SYSTEMS, ARE REPAIRED IN ACCORDANCE WITH REFERENCED MUNICIPAL, COUNTY AND OR STATE DOT DETAILS AS APPLICABLE. THE CONTRACTOR MUST COORDINATE INSPECTION AND APPROVAL OF COMPLETED WORK WITH THE
- 10. FINAL LOCATIONS OF PROPOSED UTILITY POLES, AND/ OR POLES TO BE RELOCATED ARE AT THE SOLE DISCRETION OF THE RESPECTIVE UTILITY COMPANY, REGARDLESS OF WHAT THIS PLAN DEPICTS.
- 11. WATER SERVICE MATERIALS, BURIAL DEPTH, AND COVER REQUIREMENTS MUST BE SPECIFIED BY THE LOCAL UTILITY COMPANY. THE CONTRACTOR MUST CONTACT THE APPLICABLE MUNICIPALITY TO CONFIRM THE PROPER WATER METER AND VAULT, PRIOR TO COMMENCING CONSTRUCTION.

SURVEY NOTES:

1. THE SUBJECT PARCEL IS SHOWN AS LOT 3, BLOCK A AS RECORDED IN INSTRUMENT NO. 24454 AND BEING THE LANDS OF VII CROWN FARM OWNER, LLC AS RECORDED IN BOOK 38570 PAGE 246 AMONG THE LANDS RECORDS OF MONTGOMERY COUNTY, MARYLAND SHOWN ON TAX MAP FS42 SUBDIVISION 0407, LOT 3 PER THE DEPARTMENT OF ASSESSMENTS.

2. AREA = 76,894 SQUARE FEET OR 1.765 ACRES

AGENCY WITH JURISDICTION OVER SAME

3. LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE, SOURCE INFORMATION FROM PLANS AND MARKINGS HAS BEEN COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY

4. THIS SURVEY WAS PERFORMED IN THE FIELD ON MARCH 6, 2020 AND UTILIZING THE REFERENCE DOCUMENTS AS LISTED HEREON AND DEPICTS BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS.

5. THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY; HOWEVER, NO PHYSICAL INDICATIONS OF SUCH WERE FOUND AT THE TIME OF THE FIELD INSPECTION OF THIS SITE.

. ELEVATIONS ARE BASED ON NGVD29 DATUM PER CONTROL PROVIDED BY VIKA, INC.

7. THE PROPERTY IS LOCATED IN OTHER AREAS ZONE X AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER MAP ENTITLED "FIRM, FLOOD INSURANCE RATE MAP, MONTGOMERY COUNTY, MARYLAND AND INCORPORATED AREAS. PANEL 327 OF 480". MAP NUMBER 24031C0327D, WITH A MAP EFFECTIVE DATE OF SEPTEMBER 29, 2006.

8. ZONING: MIXED USE DEVELOPMENT (MXD)

BUILDING SETBACKS FRONT N/A SIDE N/A

ALL ZONING INFORMATION WAS PROVIDED IN A FEASIBILITY STUDY REPORT PREPARED BY BOHLER, DATED JANUARY 2020 AND MUST BE VERIFIED PRIOR TO USE OR RELIANCE UPON SAME, TO CONFIRM THE ZONING INFORMATION REPRESENTS AND DEPICTS THE THEN-CURRENT SITE SPECIFIC INFORMATION." SHOULD THERE BE ANY CHANGE IN USE, SETBACK(S) AND/OR SET BACK REQUIREMENTS, ZONING CLASSIFICATION AND/OR ANY OTHER CHANGE OR VARIATION FROM THE CONDITIONS RECORDED HEREIN, THE CLIENT MUST VERIFY COMPLIANCE WITH THE USE, SET BACK, ZONING CLASSIFICATION AND/OR ORDINANCE, REGULATION OR LEGAL REQUIREMENT, PRIOR TO USING OR RELYING UPON THE FINDINGS RECORDED HEREIN, OR REFERENCING

9. EX. PARKING: 7 STANDARD

1 ADA 8 TOTAL SPACES

SAME AS RELATED TO THE PROPERTY, PROJECT AND/OR DEVELOPMENT.

10. THE UNDERSIGNED WAS IN RESPONSIBLE CHARGE OVER THE PREPARATION OF THIS SURVEY AND THE SURVEYING WORK REFLECTED IN IT, ALL IN COMPLIANCE WITH REQUIREMENTS SET FORTH IN "COMAR" SECTION 09.13.06.12.

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES
TRANSPORTATION SERVICES
AUTHORIZATION HIGH SHAM ARE PROPRETARY AND SHALL NOT BE COPED ON USED FOR ANY PURPOSES.

(Rev.1/2020)

	KEVIOIONO					
EV	DATE	COMMENT	DRAWN BY			
			CHECKED BY			

REVISIONS



NOT APPROVED FOR

ALWAYS CALL 811

It's fast. It's free. It's the law.

CONSTRUCTION

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY

PROJECT No.: MB192187
DRAWN BY: AJH

PROJECT:

CHECKED BY:

FINAL SITE PLAN

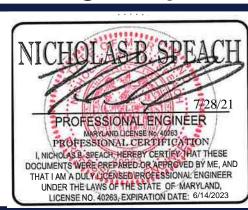
FRH REALTY, LLC

LOCATION OF SITE:

333 ELLINGTON BOULEVARD GAITHERSBURG, MD 20878 LOT 3, BLOCK A

BOHLER/

16701 MELFORD BLVD , SUITE 310 BOWIE, MARYLAND 20715 Phone: (301) 809-4500 Fax: (301) 809-4501 MD@BohlerEng.com



SHEET TITLE:

GENERAL

SHEET NUMBER:

ORG. DATE - 11/18/20

NOTE: ANY REVISIONS TO SIGNED PLANS MUST BE APPROVED BY THE PLANNING COMMISSION OR PLANNING STAFF

CITY OF GAITHERSBURG
DEPARTMENT OF PUBLIC WORKS

DATE August 9, 2021

By Authory P. Reen

FINAL APPROVAL

CITY OF GAITHERSBURG PLANNING COMMISSION

31 SOUTH SUMMIT AVENUE, GAITHERSBURG, MARYLAND 20877

SITE PLAN APPROVAL

AT THE REGULARLY SCHEDULED MEETING OF THE PLANNING

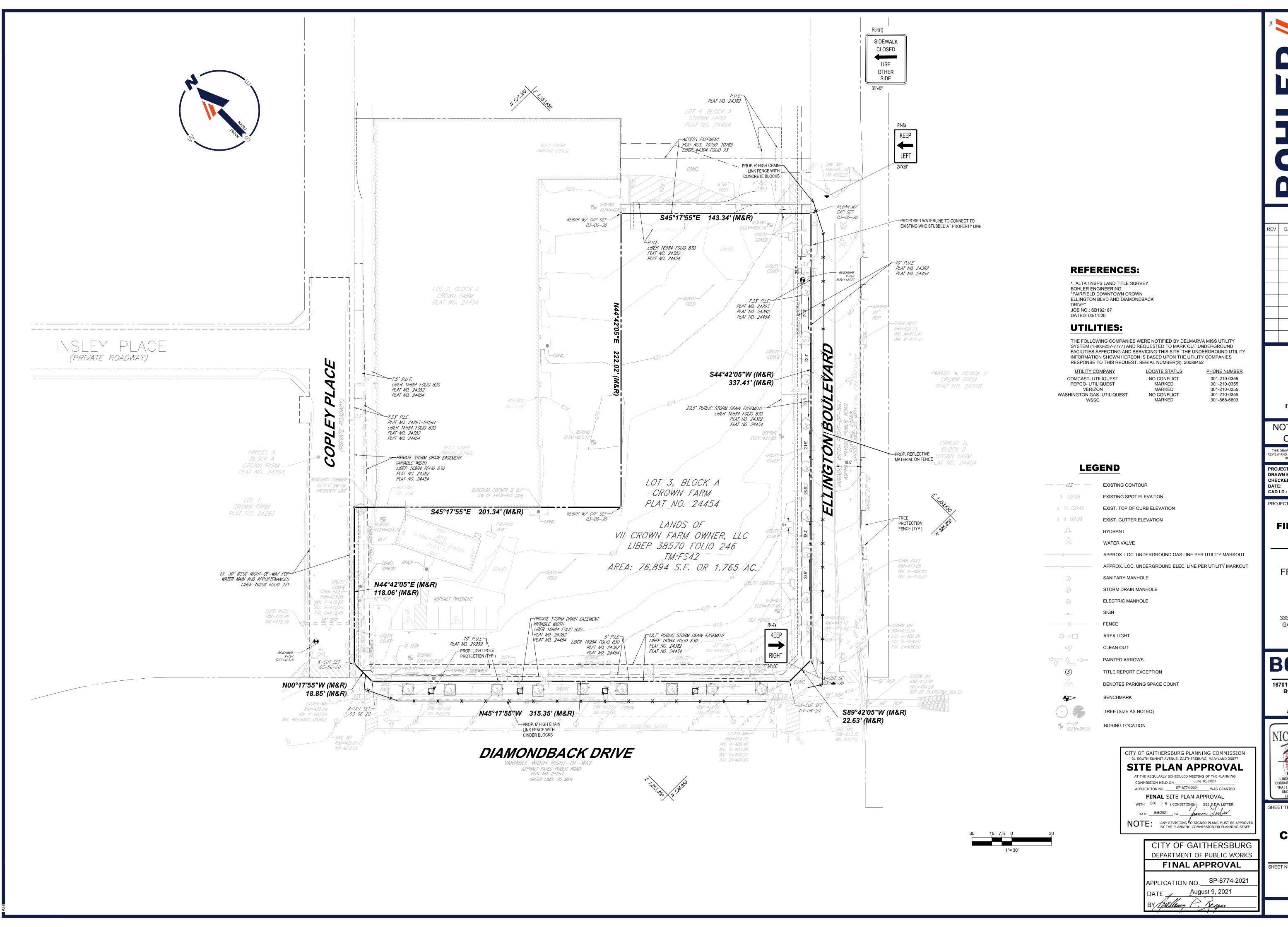
APPLICATION NO. SP-8774-2021 WAS GRANTED

FINAL SITE PLAN APPROVAL

WITH SIX (6) CONDITIONS. SEE S.DJA LETTER.

COMMISSION HELD ON ______ June 16, 2021

II 29, 2021 \19\MB192187\[





	REVISIONS		
REV	DATE	COMMENT	DRAWN B



NOT APPROVED FOR CONSTRUCTION

REVIEW AND APPROVAL. <u>IT IS NOT INTENDED AS A CONSTRUCT DOCUMENT</u> UNLESS INDICATED OTHERWISE. PROJECT No.: DRAWN BY: CHECKED BY:

PROJECT:

FINAL SITE PLAN

FRH REALTY, LLC

LOCATION OF SITE:

333 ELLINGTON BOULEVARD

GAITHERSBURG, MD 20878 LOT 3, BLOCK A

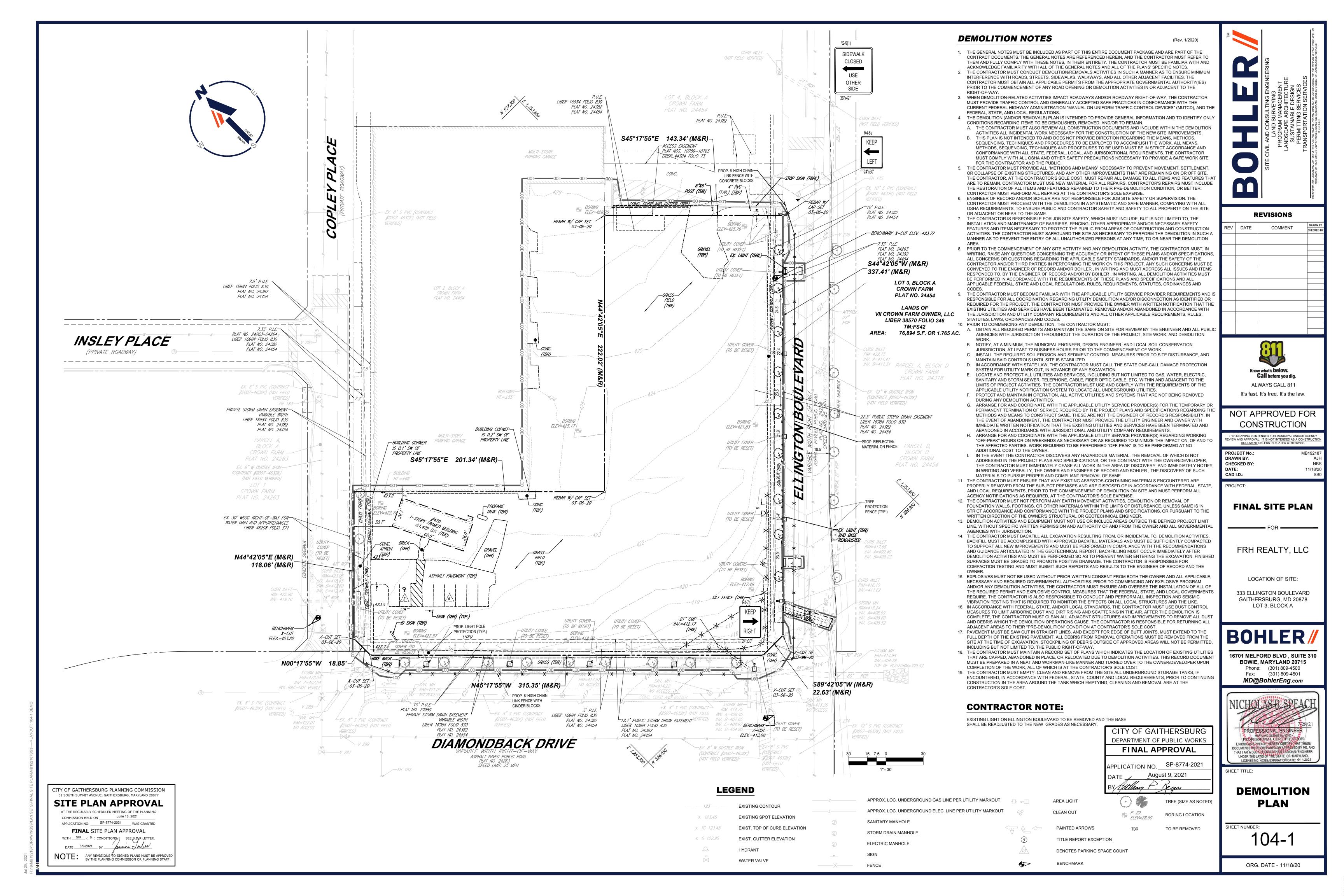
BOHLER

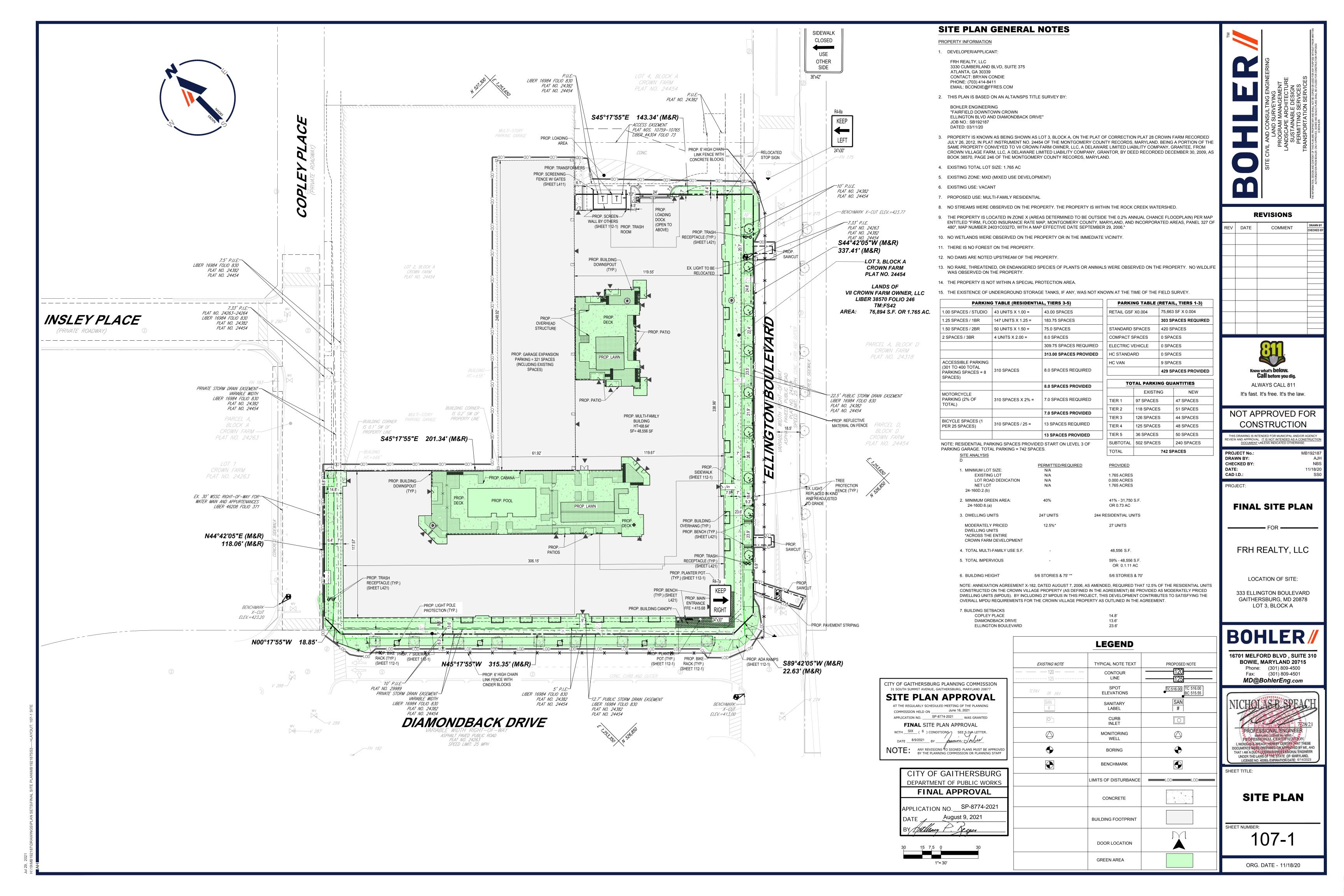
16701 MELFORD BLVD, SUITE 310 **BOWIE, MARYLAND 20715** Phone: (301) 809-4500 Fax: (301) 809-4501 MD@BohlerEng.com

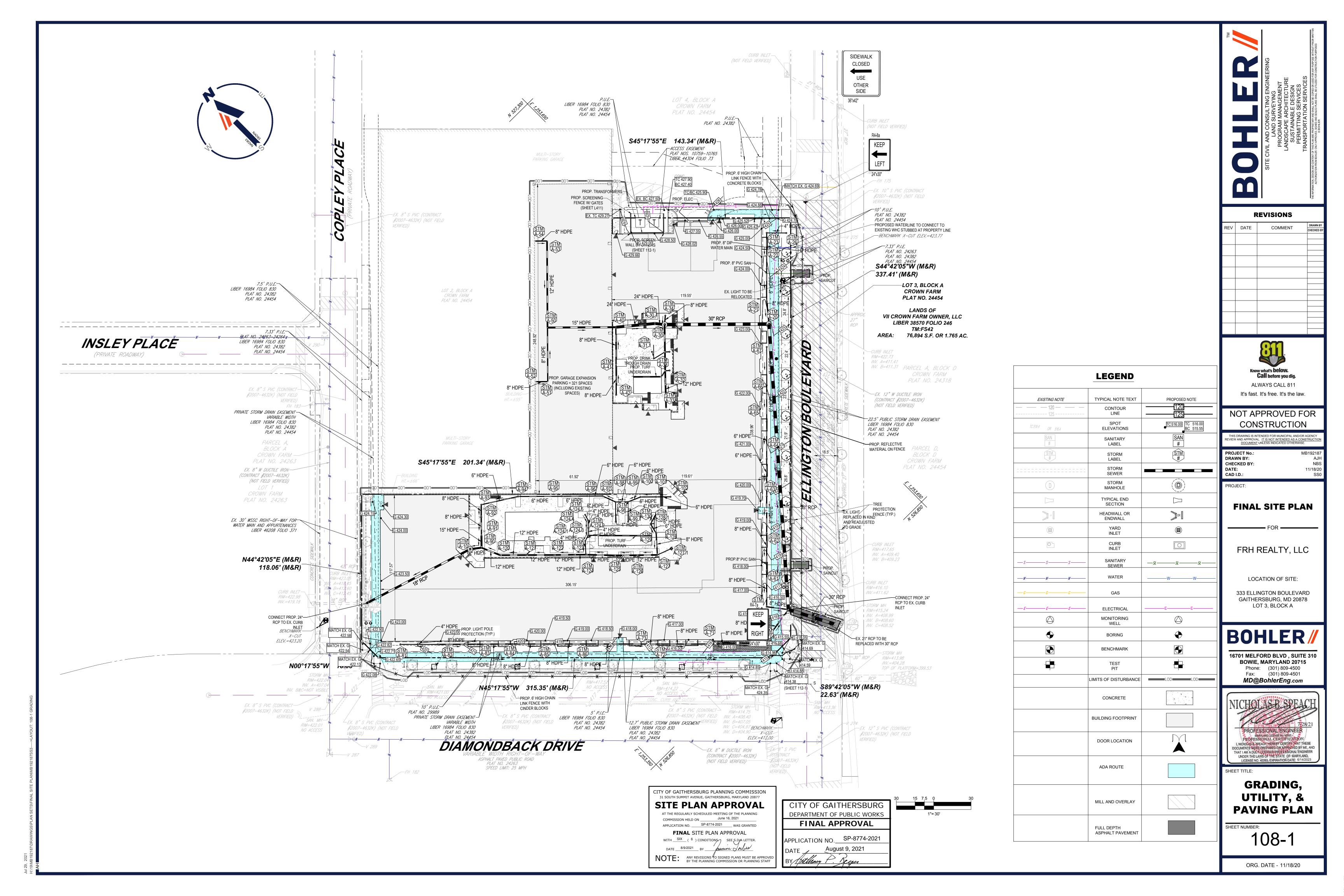


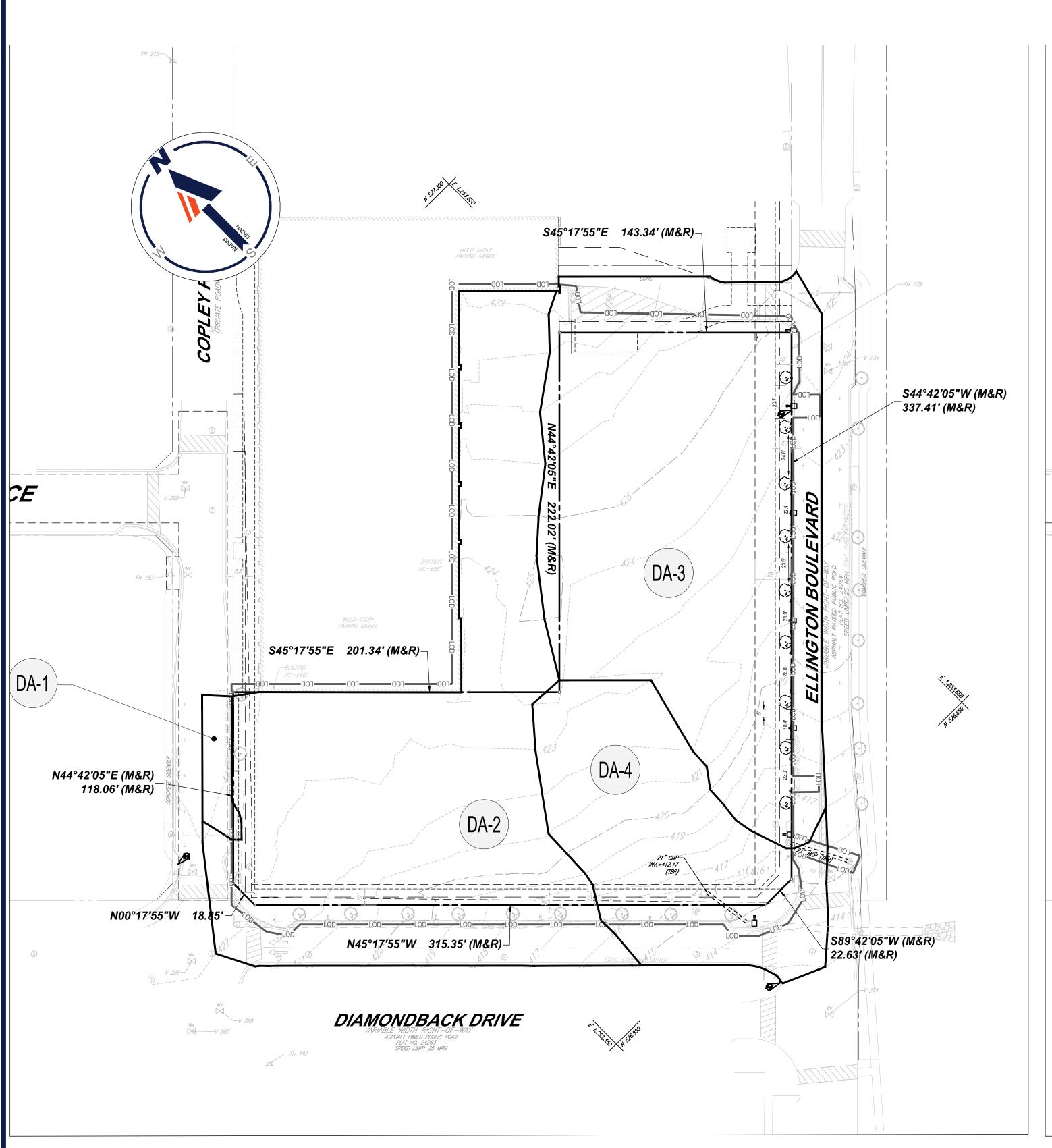
EXISTING CONDITIONS PLAN

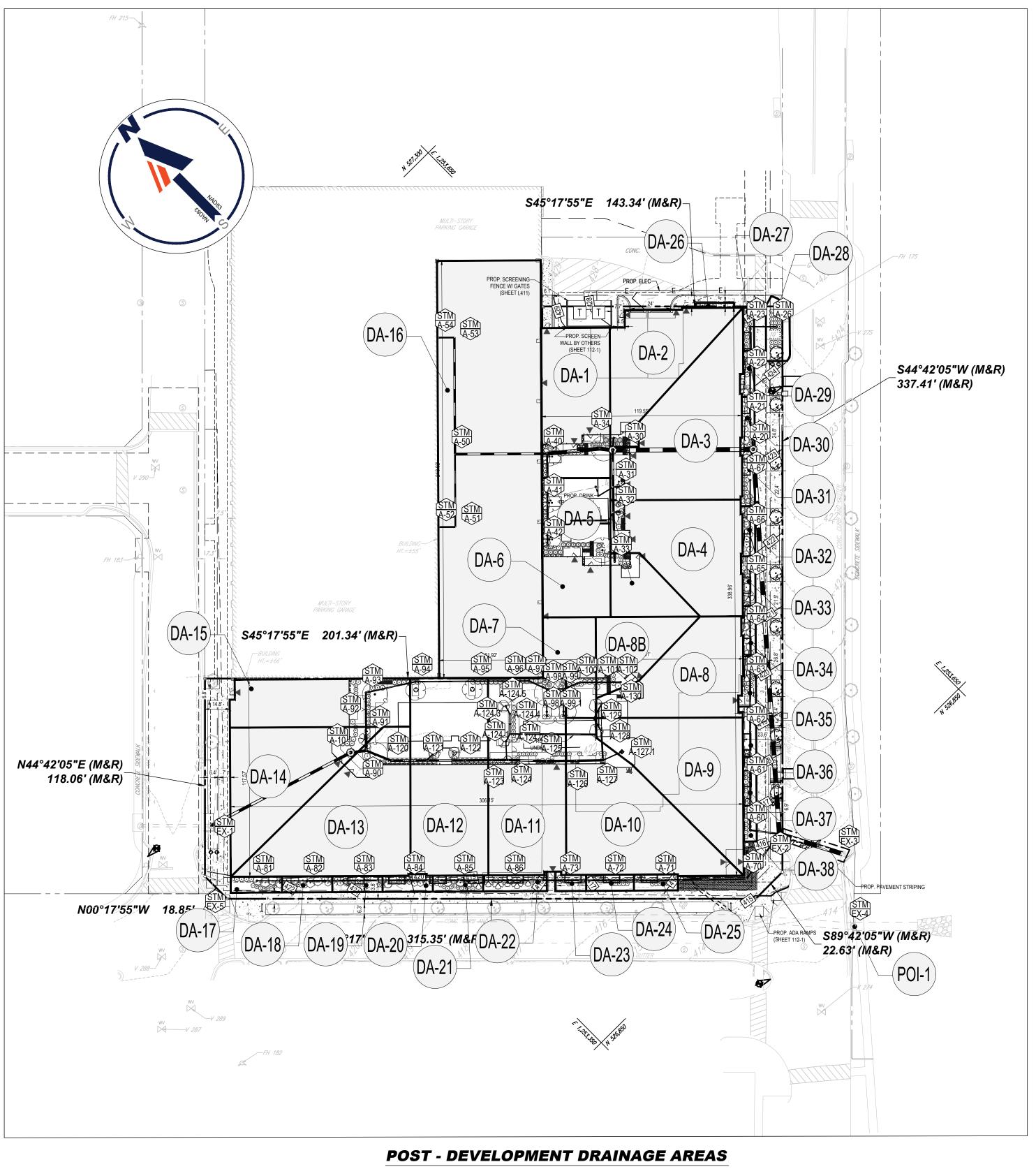
103-1











PRE - DEVELOPMENT DRAINAGE AREAS

	RAINAGE EAS
DA-1	0.04 AC
DA-2	1.12 AC
DA-3	1.14 AC
DA-4	0.48 AC

CITY OF GAITHERSBURG PLANNING COMMISSION 31 SOUTH SUMMIT AVENUE, GAITHERSBURG, MARYLAND 20877	1 SUMMIT AVENUE, GAITHERSBURG, MARYLAND 20877			
SITE PLAN APPROVAL	ARI	EAS		
AT THE REGULARLY SCHEDULED MEETING OF THE PLANNING COMMISSION HELD ON	DA-1	0.08 AC		
FINAL SITE PLAN APPROVAL	DA-2	0.07 AC		
WITH SIX (6) CONDITIONS SEE S.D.A LETTER. DATE 8/9/2021 BY France Johns	DA-3	0.12 AC		
NOTE: ANY REVISIONS TO SIGNED PLANS MUST BE APPROVED BY THE PLANNING COMMISSION OR PLANNING STAFF	DA-4	0.09 AC		
	DA-5	0.04 AC		
CITY OF GAITHERSBURG	DA-6	0.05 AC		
DEPARTMENT OF PUBLIC WORKS				
FINAL APPROVAL	DA-7	0.04 AC		
APPLICATION NO. SP-8774-2021	DA-8	0.08 AC		
APPLICATION NO.	DA-8B	0.04 AC		

0.10 AC

DA-10	0.12 AC	
DA-11	0.13 AC	
DA-12	0.13 AC	
DA-13	0.13 AC	
DA-14	0.10 AC	
DA-15	0.07 AC	
DA-16	0.35 AC	
DA-17	0.01 AC	
DA-18	0.01 AC	
DA-19	0.01 AC	
DA-20	0.01 AC	
DA-21	0.01 AC	

DA-22	0.01 AC
DA-23	0.01 AC
DA-24	0.01 AC
DA-25	0.01 AC
DA-26	0.01 AC
DA-27	0.01 AC
DA-28	0.01 AC
DA-29	0.01 AC
DA-30	0.01 AC
DA-31	0.01 AC
DA-32	0.01 AC
DA-33	0.01 AC

DA-34	0.01 AC	
DA-35	0.01 AC	
DA-36	0.01 AC	
DA-37	0.01 AC	
DA-38	0.01 AC	

1"= 40'

	REVISIONS			
REV	DATE	COMMENT	DRAWN I	



NOT APPROVED FOR CONSTRUCTION

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PROJECT No.:

MB192187

DRAWN BY:

CHECKED BY:

NBS

DATE:

11/18/20

CAD I.D.:

SS0

PROJECT:

FINAL SITE PLAN

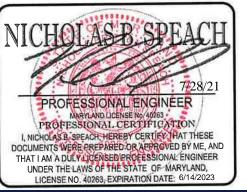
FRH REALTY, LLC

LOCATION OF SITE:

333 ELLINGTON BOULEVARD GAITHERSBURG, MD 20878 LOT 3, BLOCK A

BOHLER/

16701 MELFORD BLVD , SUITE 310 BOWIE, MARYLAND 20715 Phone: (301) 809-4500 Fax: (301) 809-4501 MD@BohlerEng.com

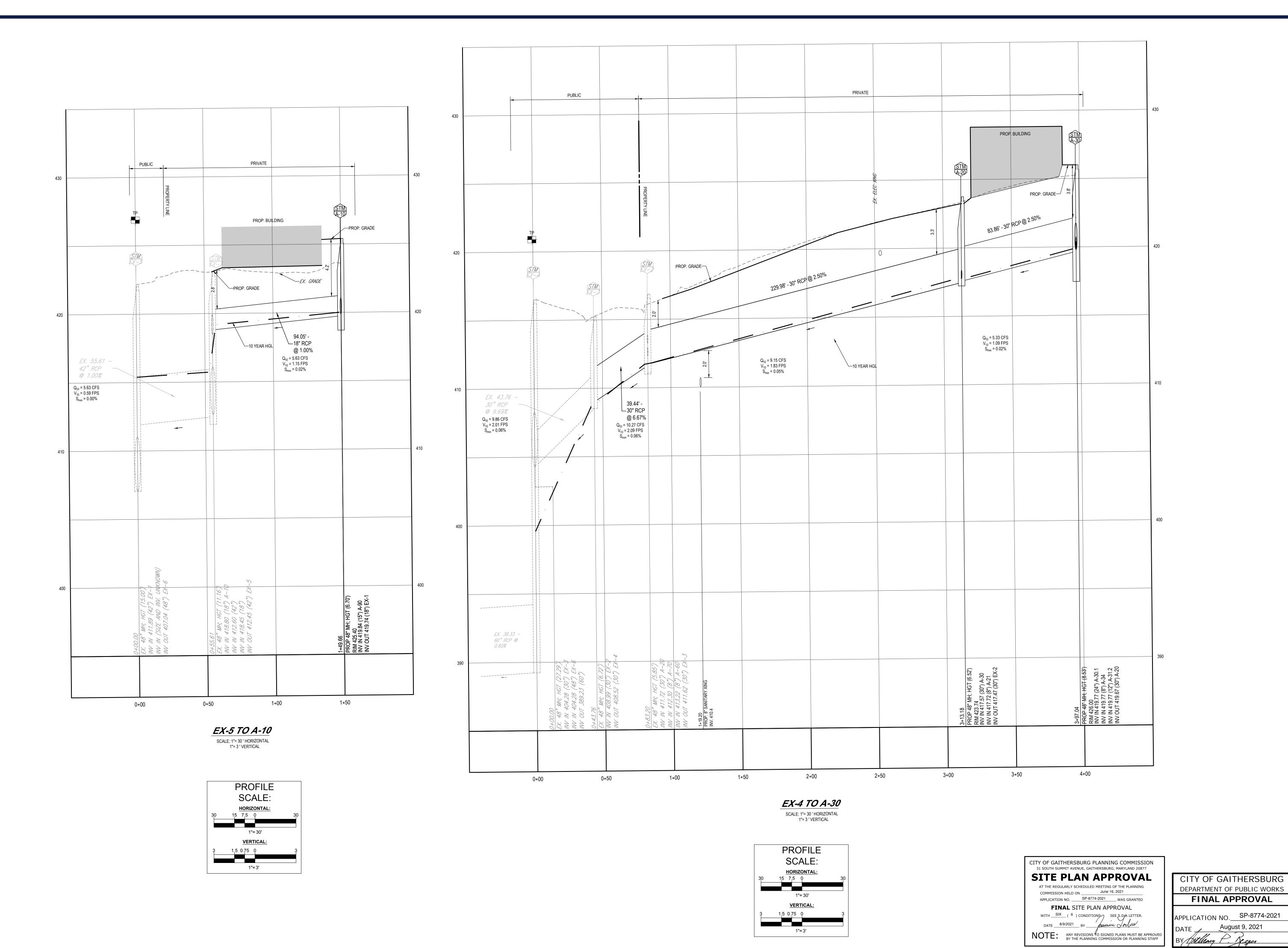


SHEET TITLE:

PRE / POST DRAINAGE AREA PLAN

HEET NUMBER:

109-1



SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES
TRANSPORTATION SERVICES
TRANSPORTATION SERVICES
TRANSPORTATION SERVICES
SIGNA AND CONTENT OF THIS PLAN ARE PROPRIED AND SHALL BE UTILIZED FOR CONSTRUCTION PURPOSES
IZATION FROM BOHLER. ONLY APPRIONED. SUSHIED AND SCALED PLANS SHALL BE UTILIZED FOR CONSTRUCTION PURPOSES

REVISIONS

REV DATE COMMENT

CHECKED

Know what's below.
Call before you dig.
ALWAYS CALL 811

ALWAYS CALL 811

It's fast. It's free. It's the law.

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PROJECT No.:
DRAWN BY:
CHECKED BY:
DATE:
CAD I.D.:

PROJECT:

FINAL SITE PLAN

FOR —

FRH REALTY, LLC

LOCATION OF SITE:

333 ELLINGTON BOULEVARD GAITHERSBURG, MD 20878 LOT 3, BLOCK A

BOHLER//

16701 MELFORD BLVD , SUITE 310 BOWIE, MARYLAND 20715 Phone: (301) 809-4500 Fax: (301) 809-4501 MD@BohlerEng.com

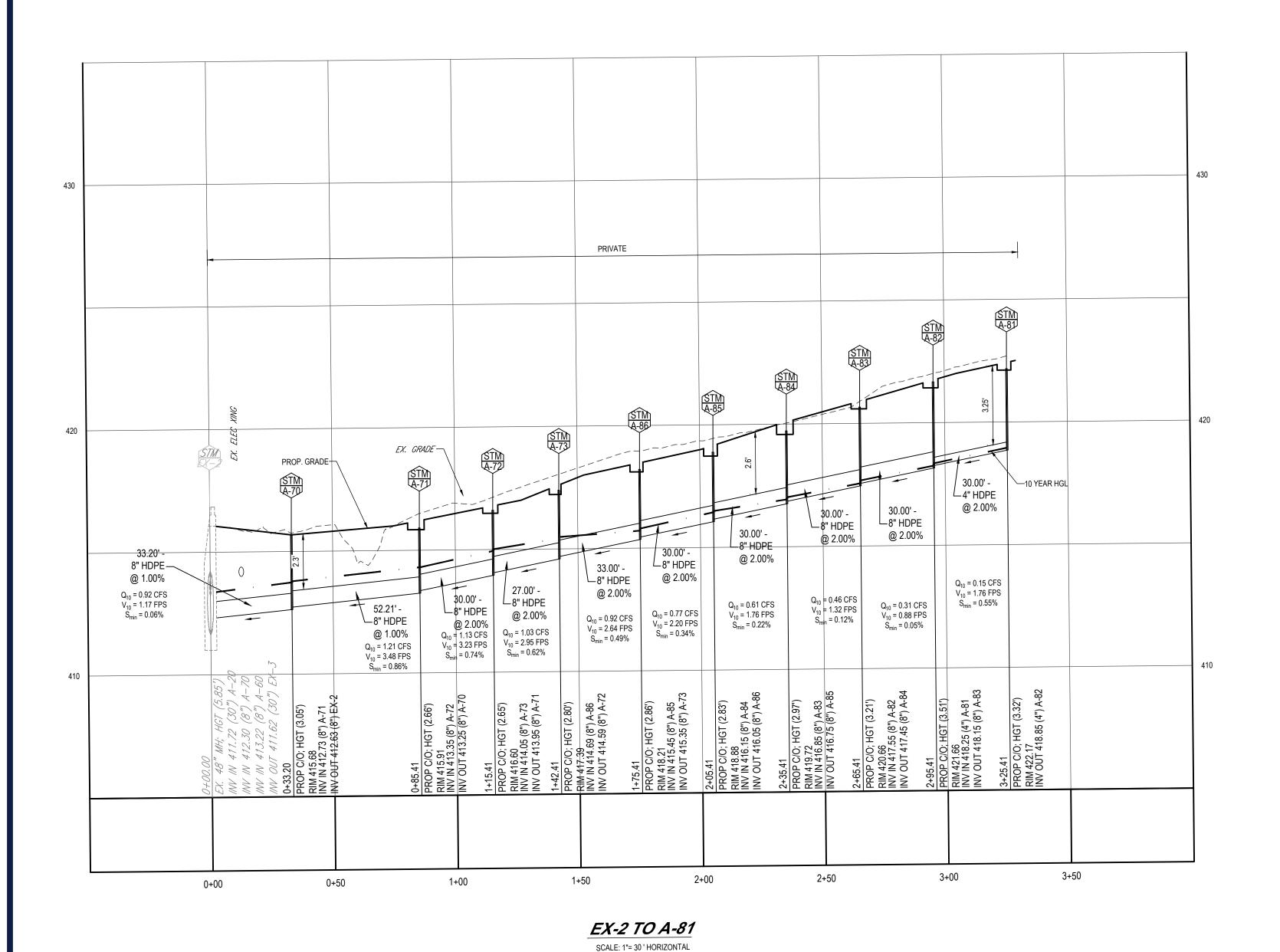


SHEET TITLE:

STORMDRAIN PROFILES

SHEET NUMBER:

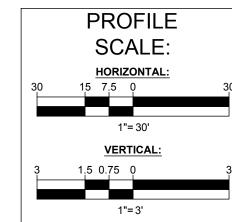
110-1

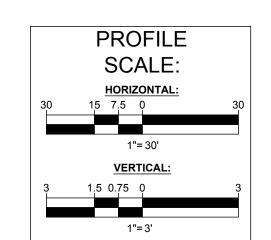


1"= 3 ' VERTICAL

PRIVATE 10 YEAR HGL └4" HDPE @ 3.00% └6" HDPE 30.00' --6" HDPE @ 3.00% @ 2.00% Q₁₀ = 0.15 CFS 8" HDPE- $Q_{10} = 0.31 \text{ CFS}$ $V_{10} = 1.56 \text{ FPS}$ $S_{min} = 0.25\%$ 30.00' -8" HDPE @ 3.00% @ 1.00% 30.00' -8" HDPE @ 3.00% └6" HDPE @ 3.00% $Q_{10} = 0.46CFS$ $V_{10} = 2.34 FPS$ $S_{min} = 0.57\%$ _8" HDPE @ 2.00% Q_{10} = 1.23 CFS V_{10} = 3.51 FPS S_{min} = 0.88% $Q_{10} = 0.92 \text{ CFS}$ $V_{10} = 2.64 \text{ FPS}$ $S_{min} = 0.49\%$ $Q_{10} = 0.61 \text{ CFS}$ $V_{10} = 3.12 \text{ FPS}$ $S_{min} = 1.01\%$ $Q_{10} = 0.77 \text{ CFS}$ $V_{10} = 2.20 \text{ FPS}$ $S_{min} = 0.34\%$ $Q_{10} = 1.07 \text{ CFS}$ $V_{10} = 3.08 \text{ FPS}$ $S_{min} = 0.67\%$ 2+00 2+50 1+00 1+50 0+50 0+00

> EX-2 TO A-67 SCALE: 1"= 30 ' HORIZONTAL 1"= 3 ' VERTICAL





CITY OF GAITHERSBURG PLANNING COMMISSION 31 SOUTH SUMMIT AVENUE, GAITHERSBURG, MARYLAND 20877 **SITE PLAN APPROVAL** AT THE REGULARLY SCHEDULED MEETING OF THE PLANNING COMMISSION HELD ON ______ June 16, 2021 APPLICATION NO. SP-8774-2021 WAS GRANTED

FINAL SITE PLAN APPROVAL WITH SIX (6) CONDITIONS SEE S.D.JA LETTER.

DATE 8/9/2021 BY from Johns

NOTE: ANY REVISIONS O SIGNED PLANS MUST BE APPROVED BY THE PLANNING COMMISSION OR PLANNING STAFF

CITY OF GAITHERSBURG DEPARTMENT OF PUBLIC WORKS FINAL APPROVAL

APPLICATION NO. SP-8774-2021 August 9, 2021 BY Anthony P. Reger

REVISIONS					
EV	DATE	COMMENT	DRAWN BY		
	DATE	OOMINIEITI	CHECKED BY		



NOT APPROVED FOR CONSTRUCTION

PROJECT No.: DRAWN BY: CHECKED BY:

DATE: CAD I.D.: PROJECT:

FINAL SITE PLAN

—— FOR ———

FRH REALTY, LLC

LOCATION OF SITE:

333 ELLINGTON BOULEVARD GAITHERSBURG, MD 20878 LOT 3, BLOCK A

BOHLER/

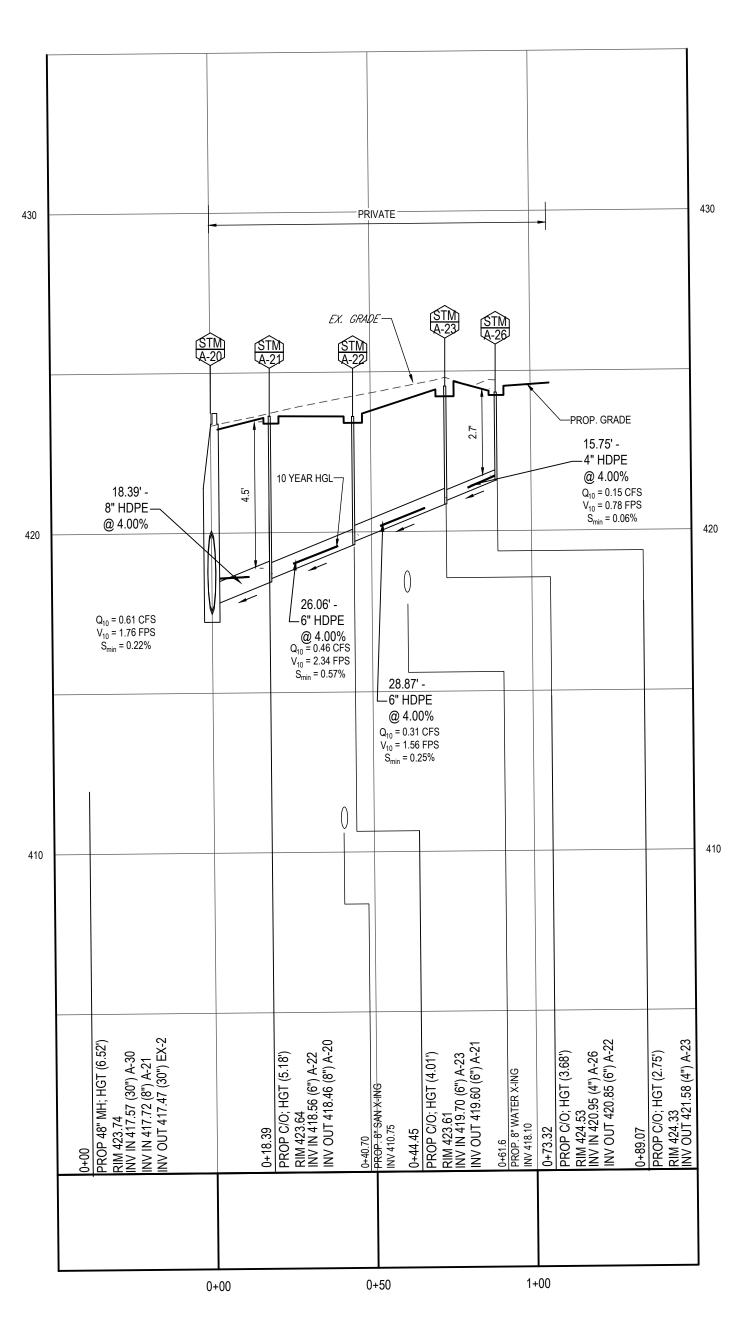
16701 MELFORD BLVD, SUITE 310 **BOWIE, MARYLAND 20715** Phone: (301) 809-4500 Fax: (301) 809-4501 MD@BohlerEng.com



SHEET TITLE:

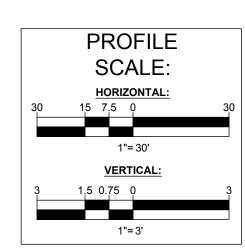
STORMDRAIN PROFILES

110-2



A-20 TO A-26

SCALE: 1"= 30 ' HORIZONTAL
1"= 3 ' VERTICAL



SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES
TRANSPORTATION SERVICES
TRANSPORTATION SEALED PLANS SHALL BE UTILIZED FOR CONSTRUCTION PURPOSES.
AUTHORIZATION FROM BOHLER. ONLY APPROVED. SIGNED PLANS SHALL BE UTILIZED FOR CONSTRUCTION PURPOSES.

REVISIONS
TE COMMENT

REV DATE COMMENT CHECKER



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PROJECT No.:
DRAWN BY:
CHECKED BY:
DATE:
CAD I.D.:

PROJECT:

FINAL SITE PLAN

FRH REALTY, LLC

LOCATION OF SITE:

333 ELLINGTON BOULEVARD GAITHERSBURG, MD 20878 LOT 3, BLOCK A

BOHLER//

16701 MELFORD BLVD , SUITE 310 BOWIE, MARYLAND 20715 Phone: (301) 809-4500 Fax: (301) 809-4501 MD@BohlerEng.com

PROFESSIONAL ENGINEER

MARYLAND LICENSE NO, 49/83.

PROFESSIONAL CERTIFY THAT THESE
DOCUMENTS WERE PARED OR APPROVED BY ME, AND
THAT I AM A DULY LICENSEDIPROFESSIONAL ENGINEER
UNDER THE LAWS OF THE STATE OF MARYLAND,
LICENSE NO. 40263, EXPIRATION DATE: 6/14/2023

SHEET TITLE:

STORMDRAIN PROFILES

FET NUMBER:

110-3

ORG. DATE - 11/18/20

CITY OF GAITHERSBURG PLANNING COMMISSION 31 SOUTH SUMMIT AVENUE, GAITHERSBURG, MARYLAND 20877

SITE PLAN APPROVAL

AT THE REGULARLY SCHEDULED MEETING OF THE PLANNING

COMMISSION HELD ON _______ June 16, 2021

APPLICATION NO. _____ SP-8774-2021 _____ WAS GRANTED

FINAL SITE PLAN APPROVAL

FINAL SITE PLAN APPROVAL

WITH SIX (6) CONDITIONS SEE S.D.JA LETTER.

DATE 8/9/2021 BY FORM OF THE PROVAL

NOTE: ANY REVISIONS TO SIGNED PLANS MUST BE APPROVED
BY THE PLANNING COMMISSION OR PLANNING STAFF

CITY OF GAITHERSBURG
DEPARTMENT OF PUBLIC WORKS
FINAL APPROVAL

APPLICATION NO. SP-8774-2021

DATE August 9, 2021

BY Tithny P. Regu

FROM	FROM		то	PIPE	SLOPE	DIAMETER	
FROM	INV	TO	INV	LENGTH	(%)	(IN.)	MATERIAL
A-10	389.00' 419.84'	EX-4 A-90	389.23' 419.93'	38.35' 9.30'	0.60% 1.00%	60" 15"	RCP HDPE
A-20	417.72'	A-21	418.46'	18.39'	4.00%	8"	HDPE
A-20	417.57'	A-30	419.67'	83.86'	2.50%	30"	RCP
A-21	418.56'	A-22	419.60'	26.06'	4.00%	6"	HDPE
A-22	419.70'	A-23	420.85'	28.87'	4.00%	6"	HDPE
A-23	420.95'	A-26	421.58'	15.75'	4.00%	4"	HDPE
A-30 A-30	419.77' 419.77'	A-31.2 A-30.1	419.99' 419.85'	22.00' 7.87'	1.00%	12" 24"	HDPE
A-30	419.77'	A-30.1	419.84'	7.30'	1.00%	8"	HDPE
A-30.1	419.95'	A-40	420.27'	31.50'	1.00%	24"	HDPE
A-31.2	420.10'	A-32.2	420.25'	15.08'	1.00%	12"	HDPE
A-31.2	420.10'	A-31	420.14'	3.65'	1.00%	6"	HDPE
A-31.2	420.09'	A-31.1	420.20'	10.85'	1.00%	4"	HDPE
A-32.1	420.51'		420.74'	22.53'	1.00%	6"	HDPE
A-32.2	420.35'	A-32.1	420.41'	5.73'	1.00%	6"	HDPE
A-32.2 A-32.2	420.35' 420.35'	A-32 A-33	420.39' 420.64'	3.53' 29.49'	1.00%	6" 12"	HDPE HDPE
A-32.2 A-40	420.35	A-33 A-41	420.66'	29.49	1.00%	8"	HDPE
A-40	420.37'	A-50	420.92'	54.94'	1.00%	15"	HDPE
A-41	420.67'	A-42	420.92'	25.16'	1.00%	8"	HDPE
A-50	421.02'	A-53	421.72'	69.57'	1.00%	12"	HDPE
A-50	421.02'	A-51	421.45'	43.44'	1.00%	8"	HDPE
A-51	421.55'	A-52	421.65'	9.51'	1.00%	8"	HDPE
A-53	421.82'	A-54	421.92'	9.51'	1.00%	8"	HDPE
A-60	413.50'	A-61	414.07'	28.75'	2.00%	8"	HDPE
A-61	414.17'	A-62	415.07'	30.00'	3.00%	8"	HDPE
A-62	415.17'	A-63	416.07'	30.00'	3.00%	8"	HDPE
A-63 A-64	416.17' 417 17'	A-64 A-65	417.07' 418.07'	30.00' 30.00'	3.00%	6" 6"	HDPE HDPE
A-64 A-65	417.17' 418.17'	A-65 A-66	418.07	29.25'	2.00%	6"	HDPE
A-66	418.86'	A-66	419.78'	30.75'	3.00%	4"	HDPE
A-70	412.73'	A-71	413.25'	52.21'	1.00%	8"	HDPE
A-71	413.35'	A-72	413.95'	30.00'	2.00%	8"	HDPE
A-72	414.05'	A-73	414.59'	27.00'	2.00%	8"	HDPE
A-73	414.69'	A-86	415.35'	33.00'	2.00%	8"	HDPE
A-82	418.25'	A-81	418.85'	30.00'	2.00%	4"	HDPE
A-83	417.55'	A-82	418.15'	30.00'	2.00%	8"	HDPE
A-84	416.85'	A-83	417.45'	30.00'	2.00%	8"	HDPE
A-85	416.15'	A-84	416.75'	30.00'	2.00%	8"	HDPE
A-86 Δ-90	415.45'	A-85 A-120	416.05'	30.00'	2.00%	8" 12"	HDPE
A-90 A-90	420.03' 420.03'	A-120 A-91	420.19' 420.13'	16.10' 9.56'	1.00%	12"	HDPE HDPE
A-90 A-91	420.03	A-91 A-92	420.13	15.00'	1.00%	8"	HDPE
A-92	420.48'	A-93	420.58'	10.00'	1.00%	8"	HDPE
A-93	420.68'	A-94	420.98'	30.28'	1.00%	6"	HDPE
A-94	421.08'	A-95	421.43'	35.25'	1.00%	6"	HDPE
A-95	421.53'	A-96	421.73'	20.34'	1.00%	6"	HDPE
A-96	421.83'	A-97	421.95'	12.30'	1.00%	6"	HDPE
A-97	422.04'	A-98	422.16'	11.53'	1.00%	6"	HDPE
A-98	422.36'	A-98.1	422.52'	15.93'	1.00%	4"	HDPE
A-98 Δ-99	422.26'	A-99 Δ-99 2	422.36'	10.00'	1.00%	6" 4"	HDPE
A-99 A-99	422.46' 422.46'	A-99.2 A-99.1	422.52' 422.62'	6.05' 15.93'	1.00%	4"	HDPE HDPE
A-99 A-99	422.46'	A-99.1 A-100	422.62	15.93	1.00%	6"	HDPE
A-100	422.67'	A-101	422.79'	12.50'	1.00%	6"	HDPE
A-101	422.88'	A-102	423.00'	11.64'	1.00%	6"	HDPE
A-120	420.29'	A-121	420.50'	21.00'	1.00%	12"	HDPE
A-121	420.60'	A-121.1	420.70'	10.41'	1.00%	4"	HDPE
A-121	420.60'	A-122	420.82'	22.25'	1.00%	12"	HDPE
A-122	420.92'	A-123	421.08'	16.28'	1.00%	12"	HDPE
A-123	421.18'	A-124	421.27'	9.37'	1.00%	12"	HDPE
A-124	421.37'	A-124.1	421.48'	11.06'	1.00%	4"	HDPE
A-124 Δ-124 1	421.37' 421.58'	A-125 A-124.2	421.60'	22.80' 5.15'	1.00%	12" 4"	HDPE
A-124.1 A-124.2	421.58' 421.73'	A-124.2 A-124.6	421.63' 421.81'	5.15' 7.98'	1.00%	6"	HDPE HDPE
4-124.2 4-124.2	421.73	A-124.0 A-124.3	421.79'	6.00'	1.00%	4"	HDPE
A-124.3	421.89'	A-124.4	421.95'	5.95'	1.00%	4"	HDPE
A-124.4	422.05'	A-124.5	422.10'	5.19'	1.00%	4"	HDPE
A-124.6	421.91'		422.34'	43.01'	1.00%	6"	HDPE
A-125	421.70'	A-126	421.88'	17.99'	1.00%	12"	HDPE
A-126	421.98'	A-127	422.15'	16.66'	1.00%	12"	HDPE
A-127	422.25'	A-127.1	422.37'	12.39'	1.00%	4"	HDPE
A-129	422.71'	A-128.1	422.74'	2.71'	1.00%	4"	HDPE
EX-1	412.60'		-3.94'	34.54'	-1205.93%	42"	RCP
EX-1	418.80'	A-10	419.74'	94.05'	1.00%	18"	RCP
EX-2	413.22'	A-60	413.40'	17.59'	1.00%	8"	HDPE
EX-2	412.30'	A-70	412.63'	33.20'	1.00%	8"	HDPE
EX-2	411.72'	A-20	417.47'	229.98'	2.50%	30"	RCP
EX-3	408.99'	EX-2	411.62'	39.44'	6.67%	30"	RCP
EX-4	404.28'	EX-6 EX-3	404.90' 408.52'	68.86' 43.76'	9.69%	48" 30"	RCP RCP
FX-1	-u+ /0 I	_∨-⊃	700.UZ	7J.1U	J.UJ /0	JU	I NOP
EX-4 EX-5	411.89'	EX-1	412.45'	55.61'	1.00%	42"	RCP

STORM SEWER PIPE SCHEDULE

NAME	TYPE	RIM ELEV.	INVERTS
INAIVIL	111 6	(FT.)	IIIVLIXIO
A-10	PROP. 48" MANHOLE (MC-510.01)	425.40'	INV IN = 419.84' (1 INV OUT = 419.74' (
A-20	PROP. 48" MANHOLE (MC-510.01)	423.74'	INV IN = 417.57' (3 INV IN = 417.72' (8 INV OUT = 417.47' (
A-21	PROP. PLANT DRAIN	423.64'	INV IN = 418.56' (6 INV OUT = 418.46'
A-22	PROP. PLANT DRAIN	423.61'	INV IN = 419.70' (6 INV OUT = 419.60'
A-23	PROP. PLANT DRAIN	424.53'	INV IN = 420.95' (4 INV OUT = 420.85'
A-26	PROP. PLANT DRAIN	424.33'	INV OUT = 421.58'
A-30	PROP. 48" MANHOLE (MC-510.01)	426.00'	INV IN = 419.77' (2 INV IN = 419.77' (8 INV IN = 419.77' (1 INV OUT = 419.67' (
A-30.1	PROP. PLANT DRAIN	426.35'	INV IN = 419.95' (2 INV OUT = 419.85' (
A-31	PROP. PLANT DRAIN	425.82'	INV OUT = 420.14'
A-31.1	PROP. TRENCH DRAIN	426.20'	INV OUT = 420.20'
A-31.2	PROP. CLEANOUT	426.20'	INV IN = 420.10' (1. INV IN = 420.10' (6. INV IN = 420.09' (4. INV OUT = 419.99' (
A-32	PROP. PLANT DRAIN	425.82'	INV OUT = 420.39'
A-32.1	PROP. UNDERDRAIN	426.10'	INV IN = 420.51' (6 INV OUT = 420.41'
A-32.2	CYLINDRICAL JUNCTION STRUCTURE NF	426.10'	INV IN = 420.35' (1. INV IN = 420.35' (6. INV IN = 420.35' (6. INV OUT = 420.25' (
A-33	PROP. PLANT DRAIN	426.21'	INV OUT = 420.64' (
A-34	PROP. PLANT DRAIN	425.82'	INV OUT = 419.84'
A-40	PROP. PLANT DRAIN	425.10'	INV IN = 420.37' (8 INV IN = 420.37' (1 INV OUT = 420.27' (
A-41	PROP. PLANT DRAIN	425.10'	INV IN = 420.67' (8 INV OUT = 420.66'
A-42	PROP. PLANT DRAIN	425.10'	INV OUT = 420.92'
A-50	PROP. CLEANOUT	425.00'	INV IN = 421.02' (8 INV IN = 421.02' (1

	STORM STRUCTURE SCHEDULE				
	NAME	TYPE	RIM ELEV. (FT.)	INVERTS	
	A-51	PROP. CLEANOUT	425.00'	INV IN = 421.55' (8") INV OUT = 421.45' (8")	
	A-52	PROP. CLEANOUT	425.00'	INV OUT = 421.65' (8")	
	A-53	PROP. CLEANOUT	425.00'	INV IN = 421.82' (8") INV OUT = 421.72' (12")	
	A-54	PROP. CLEANOUT	425.00'	INV OUT = 421.92' (8")	
	A-60	PROP. PLANT DRAIN	416.15'	INV IN = 413.50' (8") INV OUT = 413.40' (8")	
	A-61	PROP. PLANT DRAIN	417.17'	INV IN = 414.17' (8") INV OUT = 414.07' (8")	
	A-62	PROP. PLANT DRAIN	418.24'	INV IN = 415.17' (8") INV OUT = 415.07' (8")	
_	A-63	PROP. PLANT DRAIN	419.57'	INV IN = 416.17' (6") INV OUT = 416.07' (8")	
	A-64	PROP. PLANT DRAIN	420.59'	INV IN = 417.17' (6") INV OUT = 417.07' (6")	
	A-65	PROP. PLANT DRAIN	421.17'	INV IN = 418.17' (6") INV OUT = 418.07' (6")	
	A-66	PROP. PLANT DRAIN	421.64'	INV IN = 418.86' (4") INV OUT = 418.76' (6")	
	A-67	PROP. PLANT DRAIN	422.24'	INV OUT = 419.78' (4")	
_	A-70	PROP. PLANT DRAIN	415.68'	INV IN = 412.73' (8") INV OUT = 412.63' (8")	
	A-71	PROP. PLANT DRAIN	415.91'	INV IN = 413.35' (8") INV OUT = 413.25' (8")	
	A-72	PROP. PLANT DRAIN	416.60'	INV IN = 414.05' (8") INV OUT = 413.95' (8")	
	A-73	PROP. PLANT DRAIN	417.39'	INV IN = 414.69' (8") INV OUT = 414.59' (8")	
	A-81	PROP. PLANT DRAIN	422.17'	INV OUT = 418.85' (4")	
	A-82	PROP. PLANT DRAIN	421.66'	INV IN = 418.25' (4") INV OUT = 418.15' (8")	
	A-83	PROP. PLANT DRAIN	420.66'	INV IN = 417.55' (8") INV OUT = 417.45' (8")	
	A-84	PROP. PLANT DRAIN	419.72'	INV IN = 416.85' (8") INV OUT = 416.75' (8")	

STORM STRUCTURE SCHEDULE

RIM ELEV.

(FT.)

NAME

TYPE

ST	ORM STRUC	TURE S	CHEDULE
NAME	TYPE	RIM ELEV. (FT.)	INVERTS
A-85	PROP. PLANT DRAIN	418.88'	INV IN = 416.15' (8") INV OUT = 416.05' (8")
A-86	PROP. PLANT DRAIN	418.21'	INV IN = 415.45' (8") INV OUT = 415.35' (8")
A-90	PROP. PLANT DRAIN	425.40'	INV IN = 420.03' (15") INV IN = 420.03' (12") INV OUT = 419.93' (15"
A-91	PROP. PLANT DRAIN	425.40'	INV IN = 420.23' (8") INV OUT = 420.13' (15")
A-92	PROP. PLANT DRAIN	425.40'	INV IN = 420.48' (8") INV OUT = 420.38' (8")
A-93	PROP. PLANT DRAIN	425.40'	INV IN = 420.68' (6") INV OUT = 420.58' (8")
A-94	PROP. PLANT DRAIN	425.44'	INV IN = 421.08' (6") INV OUT = 420.98' (6")
A-95	PROP. PLANT DRAIN	425.44'	INV IN = 421.53' (6") INV OUT = 421.43' (6")
A-96	PROP. PLANT DRAIN	425.44'	INV IN = 421.83' (6") INV OUT = 421.73' (6")
A-97	PROP. PLANT DRAIN	425.62'	INV IN = 422.04' (6") INV OUT = 421.95' (6")
A-98	PROP. PLANT DRAIN	422.80'	INV IN = 422.26' (6") INV IN = 422.36' (4") INV OUT = 422.16' (6")
A-98.1	PROP. PLANT DRAIN	426.04'	INV OUT = 422.52' (4")
A-99	PROP. PLANT DRAIN	425.80'	INV IN = 422.46' (6") INV IN = 422.46' (4") INV IN = 422.46' (4") INV OUT = 422.36' (6")
A-99.1	PROP. PLANT DRAIN	426.04'	INV OUT = 422.62' (4")
A-99.2	PROP. TRENCH DRAIN	426.13'	INV OUT = 422.52' (4")
A-100	PROP. PLANT DRAIN	425.68'	INV IN = 422.67' (6") INV OUT = 422.57' (6")
A-101	PROP. PLANT DRAIN	425.68'	INV IN = 422.88' (6") INV OUT = 422.79' (6")
A-102	PROP. PLANT DRAIN	425.87'	INV OUT = 423.00' (6")
A-120	PROP. PLANT DRAIN	425.50'	INV IN = 420.29' (12") INV OUT = 420.19' (12"
A-121	PROP. PLANT DRAIN	425.50'	INV IN = 420.60' (12") INV IN = 420.60' (4") INV OUT = 420.50' (12"

STORM STRUCTURE SCHEDULE				
NAME	TYPE	RIM ELEV. (FT.)	INVERTS	
A-121.1	PROP. TRENCH DRAIN	425.91'	INV OUT = 420.70' (4")	
A-122	PROP. PLANT DRAIN	425.50'	INV IN = 420.92' (12") INV OUT = 420.82' (12")	
A-123	PROP. PLANT DRAIN	425.50'	INV IN = 421.18' (12") INV OUT = 421.08' (12")	
A-124	PROP. PLANT DRAIN	425.50'	INV IN = 421.37' (12") INV IN = 421.37' (4") INV OUT = 421.27' (12")	
A-124.1	PROP. PLANT DRAIN	425.44'	INV IN = 421.58' (4") INV OUT = 421.48' (4")	
A-124.2	PROP. PLANT DRAIN	425.50'	INV IN = 421.73' (4") INV IN = 421.73' (6") INV OUT = 421.63' (4")	
A-124.3	PROP. PLANT DRAIN	425.50'	INV IN = 421.89' (4") INV OUT = 421.79' (4")	
A-124.4	PROP. PLANT DRAIN	425.50'	INV IN = 422.05' (4") INV OUT = 421.95' (4")	
A-124.5	PROP. PLANT DRAIN	425.44'	INV OUT = 422.10' (4")	
A-124.6	PROP. UNDERDRAIN	422.45'	INV IN = 421.91' (6") INV OUT = 421.81' (6")	
A-125	PROP. PLANT DRAIN	425.83'	INV IN = 421.70' (12") INV OUT = 421.60' (12")	
A-126	PROP. PLANT DRAIN	425.83'	INV IN = 421.98' (12") INV OUT = 421.88' (12")	
A-127	PROP. PLANT DRAIN	425.64'	INV IN = 422.25' (8") INV IN = 422.25' (4") INV OUT = 422.15' (12")	
A-127.1	PROP. AREA DRAIN	426.10'	INV OUT = 422.37' (4")	
A-128	PROP. PLANT DRAIN	428.27'	INV IN = 422.52' (6") INV OUT = 422.42' (8")	
A-128.1	PROP. TRENCH DRAIN	425.95'	INV OUT = 422.74' (4")	
A-129	PROP. PLANT DRAIN	428.27'	INV IN = 422.71' (6") INV IN = 422.71' (4") INV OUT = 422.61' (6")	
A-130	PROP. PLANT DRAIN	428.27'	INV OUT = 422.80' (6")	
EX-1	EX. MANHOLE	423.05'	INV IN = 418.80' (18") INV IN = 412.60' (42") INV IN = 418.45' (18") INV OUT = 412.45' (42")	
EX-2	EX. MANHOLE	416.84'	INV IN = 411.72' (30") INV IN = 412.30' (8") INV IN = 413.22' (8") INV OUT = 411.62' (30")	

EX-3	EX. MANHOLE	415.24'	INV IN = 408.99' (30") INV OUT = 408.52' (30")		
EX-4	EX. MANHOLE	416.52'	INV IN = 404.28' (30") INV IN = 404.28' (48") INV OUT = 389.23' (60")		
EX-5	EX. MANHOLE	422.04'	INV IN = 411.89' (42") INV OUT = 407.04' (48")		
EX-6	EX. MANHOLE	414.75'	INV IN = 404.97' (48") INV OUT = 404.90' (48")		
	Minimum 2000 psi Concrete	CLASS C Shaped Subgrade Load Factor = 1.5	Densely Compacted Backfill B _C / 4 min. D / 4 min. Note: B _d = 2B _C or B _C + 3 ft Whichever is narrower Compacted Backfill Loose Backfill	Bc Fine Granular Fill Material (3' To 6" Deep) CLASS D Flat Subgrade Load Factor= I, I	Class E SAND BACKFILL TRENCH STANDARD BACKFILL TRENCH COMPACTED MODT CLASS II SAND PLACED IN 6" LAYERS TRENCH WIDTH PER TABLE MIN. TRENCH WIDTH PER TABLE MIN. DIA. (N) TRENCH WIDTH PER TABLE 10 25 10 25 11 15 34 18 39 24 48

INVERTS

CITY OF GAITHERSBURG PLANNING COMMISSION 31 SOUTH SUMMIT AVENUE, GAITHERSBURG, MARYLAND 20877

HDPE BEDDING DETAIL NOT TO SCALE

SITE PLAN APPROVAL AT THE REGULARLY SCHEDULED MEETING OF THE PLANNING COMMISSION HELD ON June 16, 2021 APPLICATION NO. SP-8774-2021 WAS GRANTED

FINAL SITE PLAN APPROVAL WITH SIX (6) CONDITIONS SEE S.D.JA LETTER.

DATE 8/9/2021 BY John Orlus NOTE: ANY REVISIONS TO SIGNED PLANS MUST BE APPROVED BY THE PLANNING COMMISSION OR PLANNING STAFF CITY OF GAITHERSBURG DEPARTMENT OF PUBLIC WORKS FINAL APPROVAL

TRENCH WIDTH*

PER TABLE

MIN.
DIA (IN) TRENCH WIDTH (IN)

8

1/4" TO 1 1/2" ANGULAR GRADED STONE BEDDING

APPLICATION NO. SP-8774-2021 DATE August 9, 2021

BY Milling P. Regu

REVISIONS REV DATE COMMENT



NOT APPROVED FOR

CONSTRUCTION

DRAWN BY: CHECKED BY: DATE: CAD I.D.:

PROJECT:

FINAL SITE PLAN

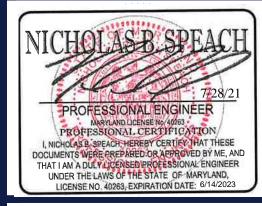
FRH REALTY, LLC

LOCATION OF SITE:

333 ELLINGTON BOULEVARD GAITHERSBURG, MD 20878 LOT 3, BLOCK A

BOHLER/

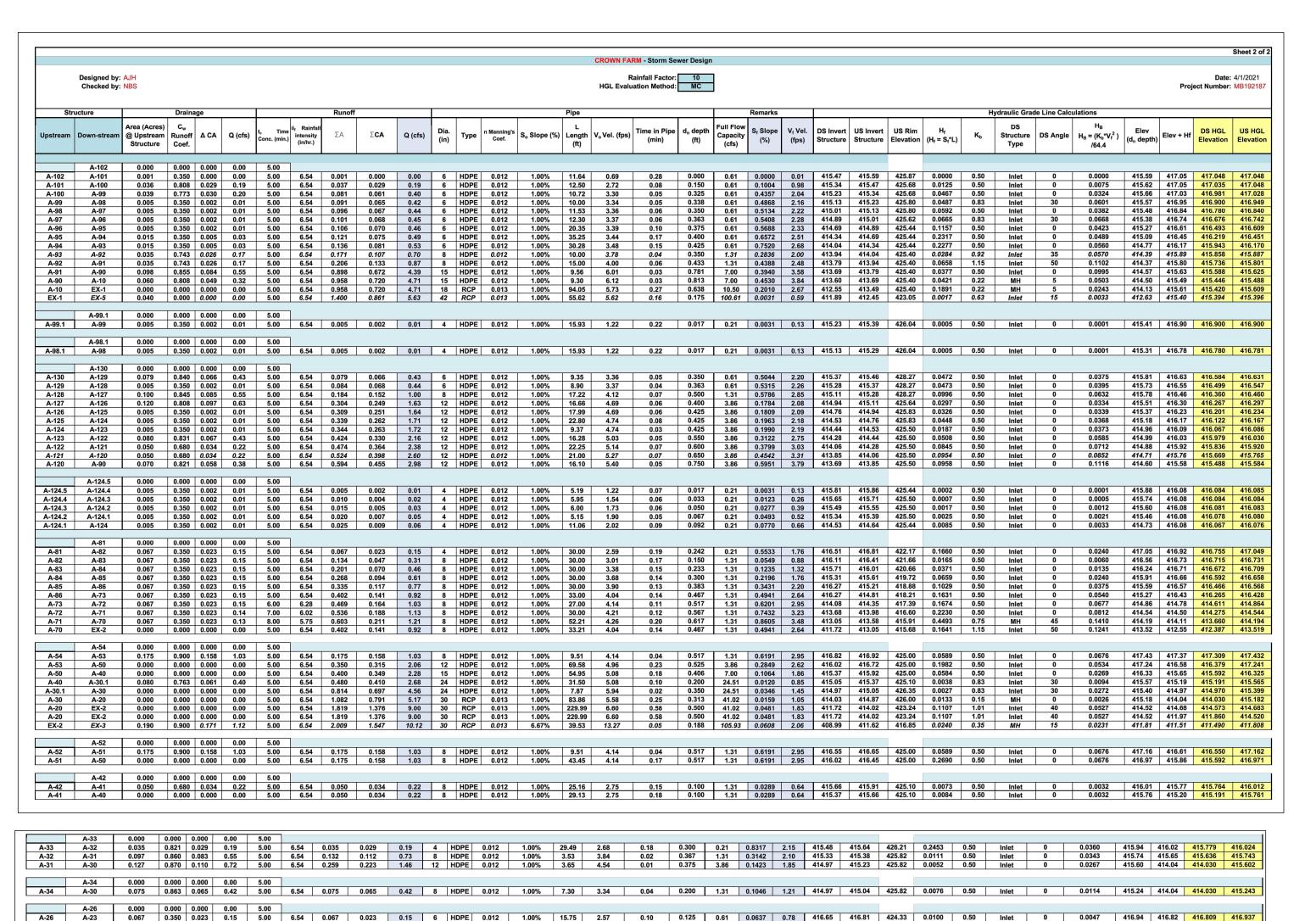
16701 MELFORD BLVD, SUITE 310 **BOWIE, MARYLAND 20715** Phone: (301) 809-4500 Fax: (301) 809-4501 MD@BohlerEng.com

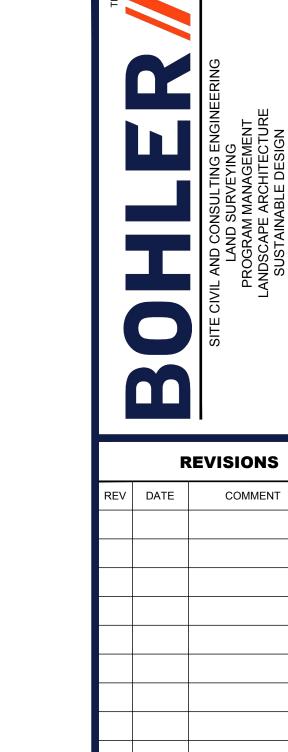


STORMDRAIN SCHEDULES

SHEET NUMBER:

110-4







Know what's **below. Call** before you dig.

ALWAYS CALL 811

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

 PROJECT No.:
 MB192

 DRAWN BY:
 A

 CHECKED BY:
 N

 DATE:
 11/18

 CAD I.D.:
 S

PROJECT:

FINAL SITE PLAN

FOR —

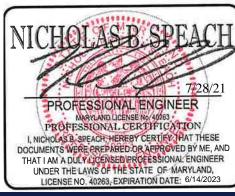
FRH REALTY, LLC

LOCATION OF SITE:

333 ELLINGTON BOULEVARD GAITHERSBURG, MD 20878 LOT 3, BLOCK A

BOHLER

16701 MELFORD BLVD , SUITE 310 BOWIE, MARYLAND 20715 Phone: (301) 809-4500 Fax: (301) 809-4501 MD@BohlerEng.com



SHEET TITLE:

STORMDRAIN HGL COMPUTATIONS

EET NUMBER:

110-5

ORG. DATE - 11/18/20

CITY OF GAITHERSBURG PLANNING COMMISSION
31 SOUTH SUMMIT AVENUE, GAITHERSBURG, MARYLAND 20877

SITE PLAN APPROVAL

AT THE REGULARLY SCHEDULED MEETING OF THE PLANNING
COMMISSION HELD ON

June 16, 2021

COMMISSION HELD ON ______ June 16, 2021

APPLICATION NO. _____ SP-8774-2021 _____ WAS GRANTED

FINAL SITE PLAN APPROVAL

WITH _____ SIX ____ (6) CONDITIONS _____ SEE S.D/A LETTER.

DATE _____ 8/9/2021 ____ BY _____ JERNING OF THE PLANNING OF THE PLANNI

NOTE: ANY REVISIONS TO SIGNED PLANS MUST BE APPROVE BY THE PLANNING COMMISSION OR PLANNING STAFF

 416.52
 416.32
 416.150
 416.525

 416.13
 415.85
 415.777
 416.126

 415.76
 415.70
 415.526
 415.758

 415.48
 415.35
 415.042
 415.483

 414.97
 414.79
 414.897
 414.966

 414.65
 414.57
 414.417
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 414.32
 414.33
 414.135
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 414.01
 412.54
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 414.013

416.63 0.1701 0.50 Inlet 416.42 0.0745 0.50 Inlet 416.13 0.1719 0.50 Inlet 415.64 0.3055 0.50 Inlet 415.31 0.1029 0.50 Inlet 415.01 0.1482 0.83 Inlet 414.61 0.1933 0.83 Inlet 414.61 0.1933 0.83 Inlet 414.23 0.1545 0.15 MH

 0.2-42
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 1.76
 413.98
 416.28

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 415.88

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 0.61
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 2.34
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 415.38

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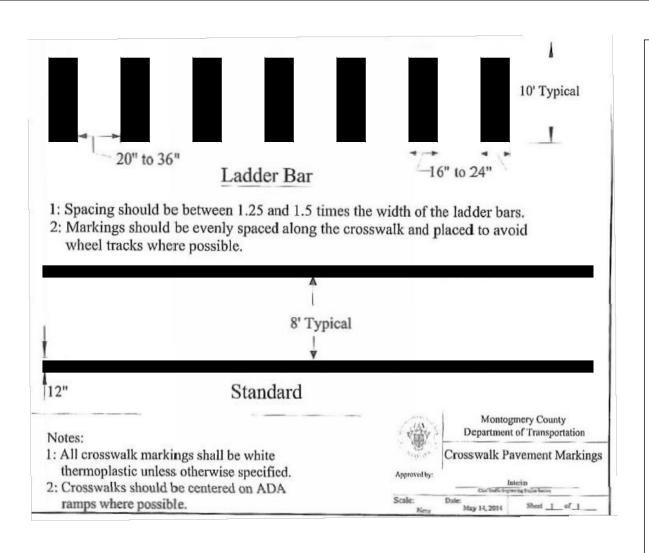
CITY OF GAITHERSBURG DEPARTMENT OF PUBLIC WORKS FINAL APPROVAL

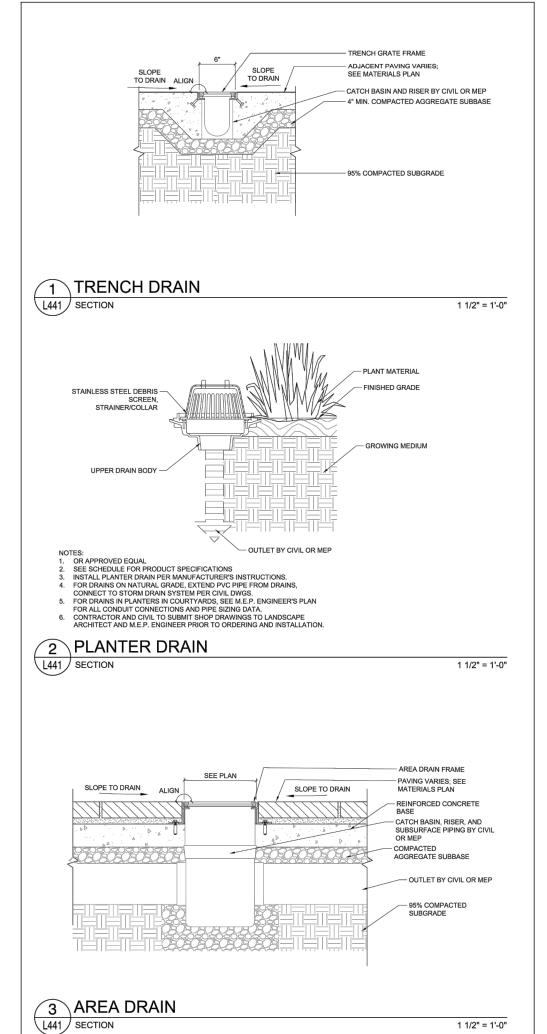
APPLICATION NO. SP-8774-2021

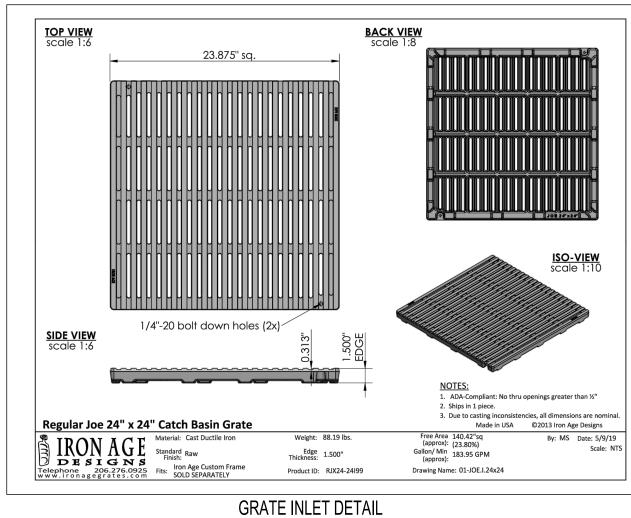
DATE August 9, 2021

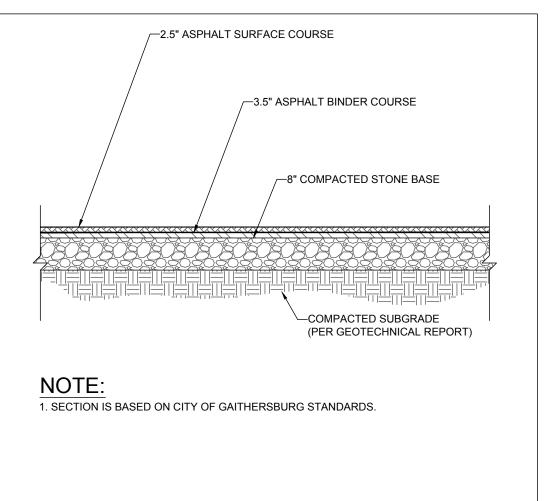
BY Milling P. Reger

9, 2021 MMB192187DRAWINGS/PLAN SFTS/FI









STANDARD DUTY ASPHALT PAVEMENT SECTION NOT TO SCALE

TRANSFORMER WALL DETAIL

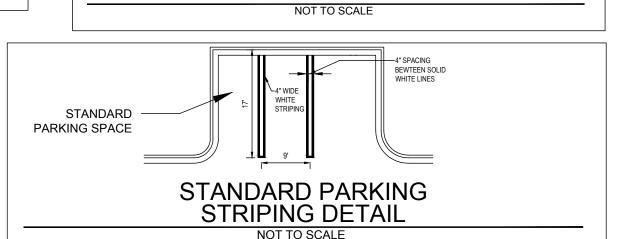


SEE SITE PLAN-

TRUNCATED-

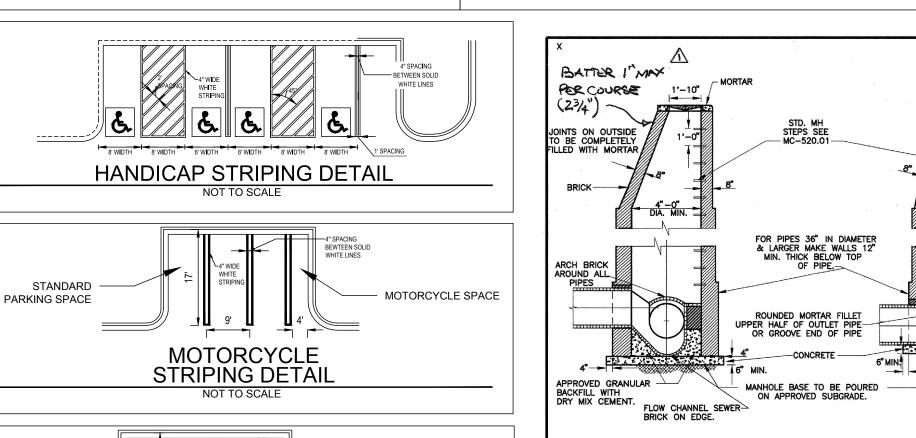
DOME PATTERN 1:12 SLOPE

FLUSH CURB-



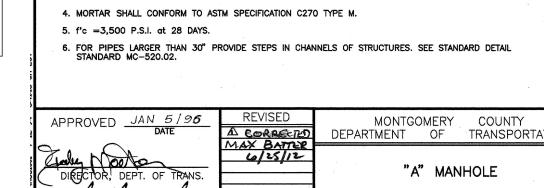
REQUIREMENTS

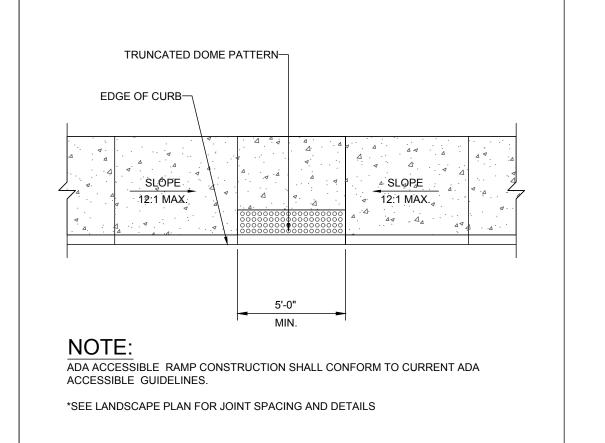
PRECTOR OF PUBLIC WORKS



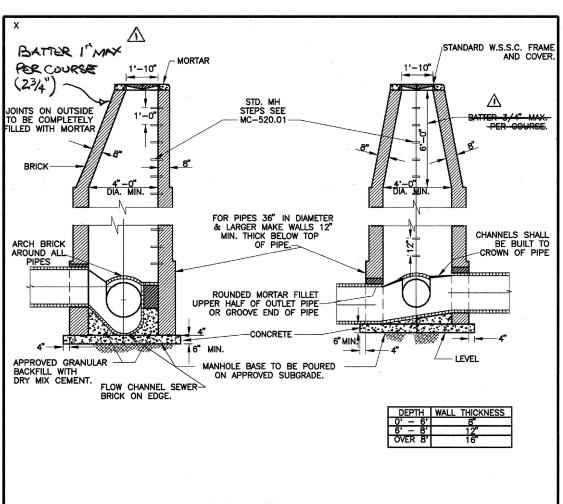
-MAX 2% IN ANY DIRECTION

AT LANDING





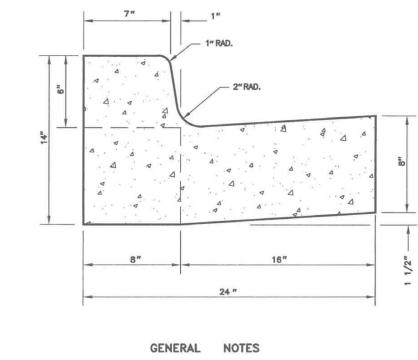




GENERAL NOTES

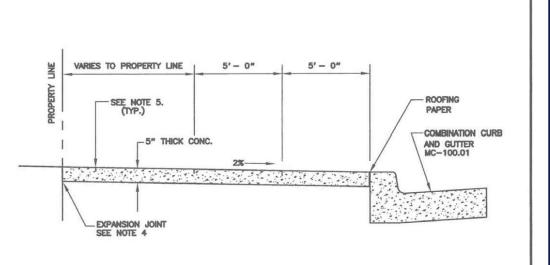
- 1. REFER TO MARYLAND STATE HIGHWAY ADMINISTRATION FOR MATERIALS AND METHODS OF CONSTRUCTION.
- 3. PARGE OUTSIDE WALLS.

APPROVED JAN 5/96	REVISED	MONTGOMERY COUNTY
DATE	A CORRECTED MAX BATTER	DEPARTMENT OF TRANSPORTATION
Traly Mooto	MAX BATTER 6/25/12	
DIRECTOR, DEPT. OF TRANS.		"A" MANHOLE
8/1/10		
CHIEF DIV. OF ENG. SERVICES		STANDARD NO. MC-510.01
CHICE, MV. OF ENG. SERVICES		0 // 11 / 12 / 11 0 / 11 0 / 10 / 10 / 1



- 1. REFER TO MONTGOMERY COUNTY DEPARTMENT OF TRANSPORTATION SPECIFICATIONS FOR MATERIALS, METHODS OF CONSTRUCTION AND EXPANSION JOINT LOCATIONS.
- 2. THIS STANDARD SHALL BE USED ON PRIMARY RESIDENTIAL, ARTERIAL AND BUSINESS DISTRICT ROADS AS WELL AS CURB RETURNS AND INLET THROATS.
- WHENEVER STANDARD MC-101.01 CURB IS USED IN CONJUNCTION WITH THIS STANDARD, A TEN FOOT TRANSITION SHALL BE PROVIDED FROM STANDARD MC-100.01 TO STANDARD MC-101.01 FOR CURB RETURNS AND CURB SECTIONS WHICH INCLUDE INLETS.
- 4. THE STANDARD DISTANCE BETWEEN JOINTS SHALL BE TEN FEET (MAXIMUM AND MINIMUM DISTANCES SHALL EXPANSION JOINT MATERIAL SHALL BE 1/2 INCH PREFORMED CORK, TRIMMED AND SEALED WITH NON-STAINING TWO-COMPONENT POLYSULFIDE OR POLYURETHANE ELASTOMERIC TYPE SEALANT COMPLYING WITH ASTM-C920.

APPROVED	14 APR'06	REVISED	MONTGOMERY COUNTY
_	DATE	ASTM-C920 4/2006	DEPARTMENT OF PUBLIC WORKS & TRANSPORTATION
DIRECTOR, DEF			COMBINATION CONCRETE CURB AND GUTTER TYPE A
A	OF CAP. DEV.		STANDARD NO. MC-100.01



GENERAL NOTES

- 1. REFER TO MARYLAND STATE HIGHWAY ADMINISTRATION SPECIFICATIONS FOR MATERIALS AND
- 2. REFER TO MONTGOMERY COUNTY DEPARTMENT OF TRANSPORTATION DESIGN STANDARD No. MC-302.01 FOR DETAILS AT A DRIVEWAY.
- 3. EXPANSION JOINT MATERIAL SHALL BE PLACED AROUND POLES, HYDRANTS, ETC. AND ALONG THE PROPERTY LINE WHEN THE SIDEWALK ABUTS ANY RIGID PAVEMENT, SIDEWALK OR STRUCTURE.

WITH ASTM-C920.

- 4. EXPANSION JOINT MATERIAL SHALL HAVE A MAXIMUM LONGITUDINAL SPACING OF 100 FEET. THE MATERIAL SHALL BE 1/2 INCH PREFORMED CORK, TRIMMED AND SEALED WITH NON-STAINING, TWO-COMPONENT POLYSULFIDE OR POLYURETHANE ELASTOMERIC TYPE SEALANT COMPLYING
- 5. SCORE THE CONCRETE TO A DEPTH OF 1/3 THE SLAB THICKNESS TO PROVIDE WEAKENED PLANE TRANSVERSE JOINTS AT 5'- 0" INTERVALS PARALLEL WITH AND PERPENDICULAR TO THE CURBING.

APPROVED 14 APR 06	REVISED ↑ ASTM-C920 4/2006	MONTGOMERY COUNTY DEPARTMENT OF PUBLIC WORKS & TRANSPORTATION
DIRECTOR, DEPT. OF PUBLIC WORKS & TRANSPORTATION		BUSINESS DISTRICT SIDEWALK
ACHIEF, DIV. OF CAP. DEV.		STANDARD NO. MC-111.01

FRH REALTY, LLC

PROJECT No.: DRAWN BY:

CHECKED BY:

DATE:

CAD I.D.:

PROJECT:

LOCATION OF SITE:

REVISIONS

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NOT APPROVED FOR

CONSTRUCTION

REVIEW AND APPROVAL. <u>IT IS NOT INTENDED AS A CONSTRUCT DOCUMENT</u> UNLESS INDICATED OTHERWISE.

FINAL SITE PLAN

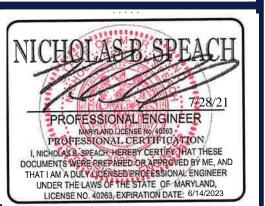
COMMENT

REV DATE

333 ELLINGTON BOULEVARD GAITHERSBURG, MD 20878 LOT 3, BLOCK A



16701 MELFORD BLVD, SUITE 310 **BOWIE, MARYLAND 20715** Phone: (301) 809-4500 Fax: (301) 809-4501 MD@BohlerEng.com

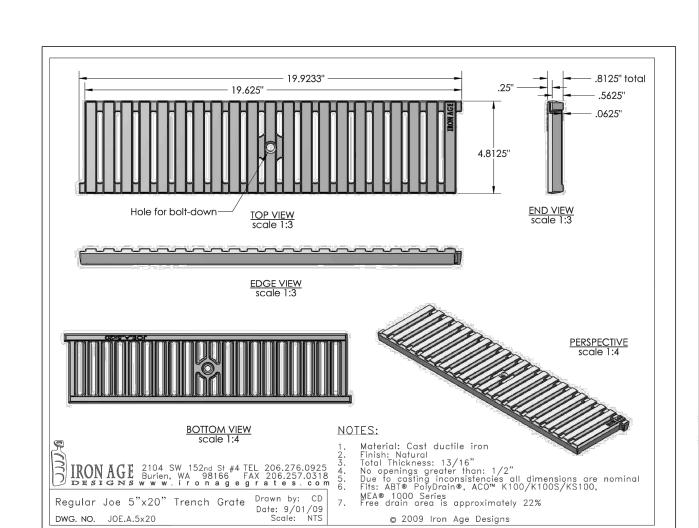


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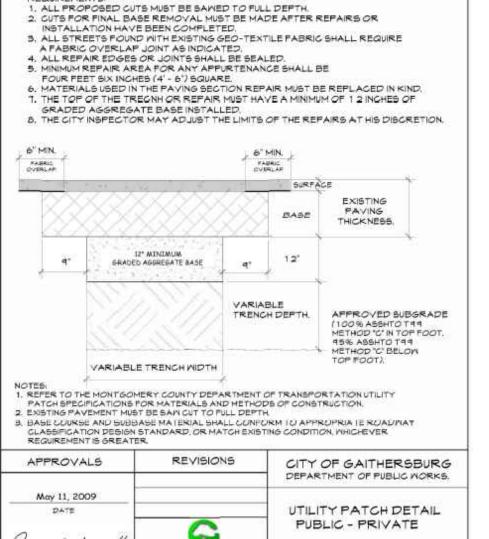
SITE DETAILS

112-1

ORG. DATE - 11/18/20

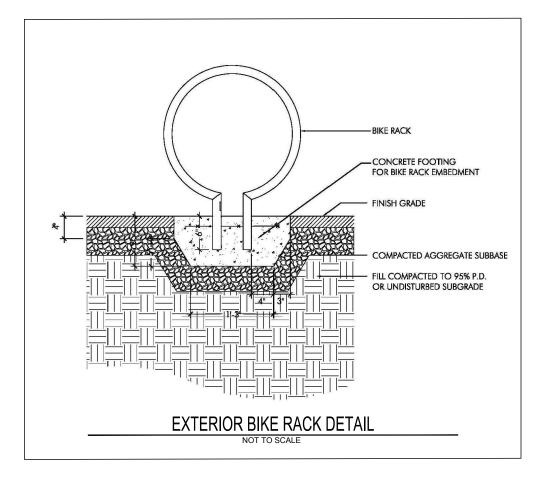


TRENCH DRAIN DETAIL



STANDARD 801.02

CITY OF GAITHERSBURG UTILITY OUT REPAIR STANDARD.



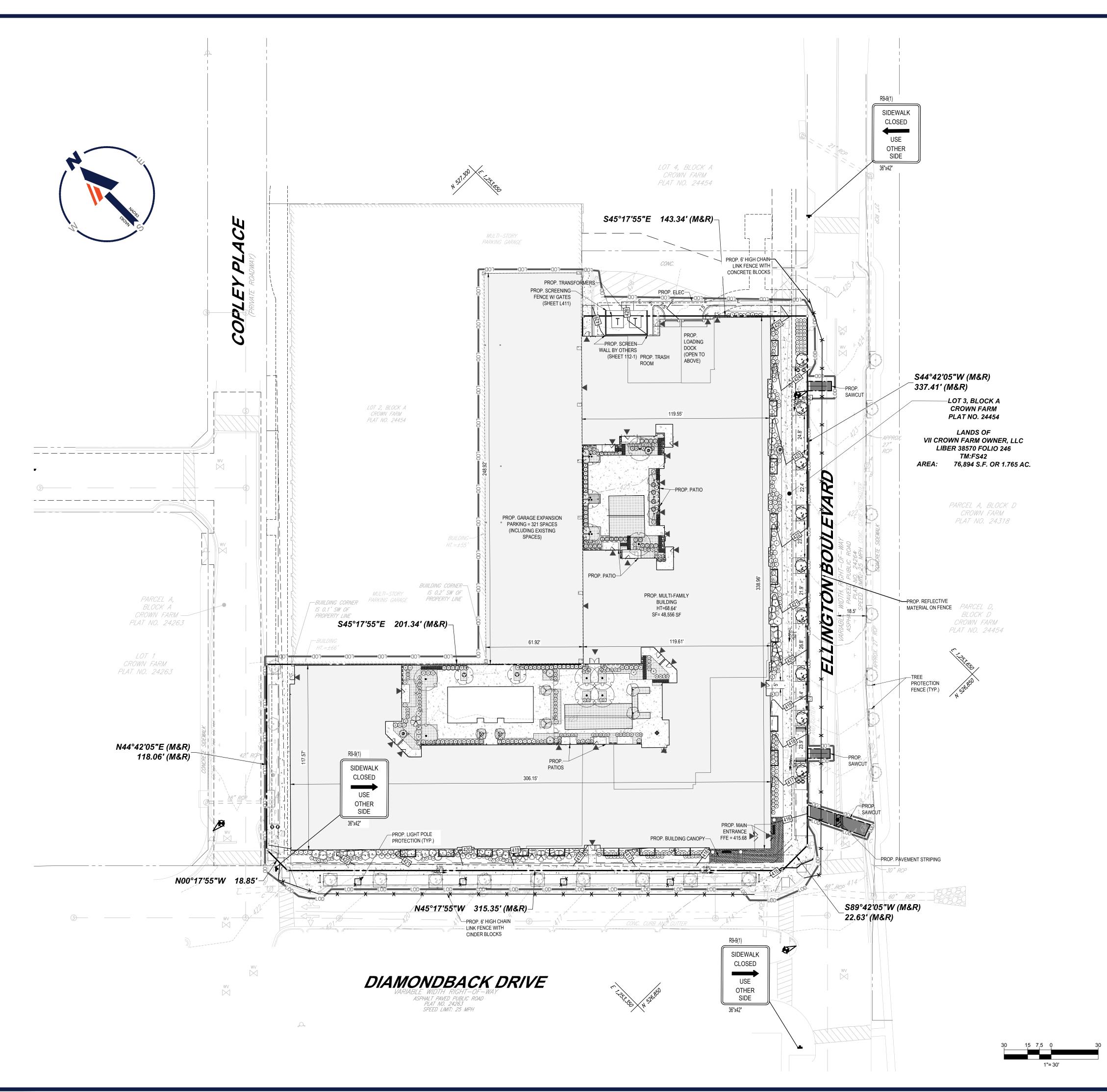


CITY OF GAITHERSBURG PLANNING COMMISSION 31 SOUTH SUMMIT AVENUE, GAITHERSBURG, MARYLAND 20877 SITE PLAN APPROVAL AT THE REGULARLY SCHEDULED MEETING OF THE PLANNING COMMISSION HELD ON ______ June 16, 2021 APPLICATION NO. SP-8774-2021 WAS GRANTED FINAL SITE PLAN APPROVAL WITH SIX (6) CONDITIONS SEE S.D.A LETTER.

DATE 8/9/2021 BY SAME ONLY

NOTE: ANY REVISIONS TO SIGNED PLANS MUST BE APPROVE BY THE PLANNING COMMISSION OR PLANNING STAFF

CITY OF GAITHERSBURG DEPARTMENT OF PUBLIC WORKS FINAL APPROVAL APPLICATION NO. SP-8774-2021 August 9, 2021 BY Hatthay P. Beeyer



MAINTENANCE OF TRAFFIC NARRATIVE

THE PARALLEL PARKING SPACES AND SIDEWALKS ALONG ELLINGTON BOULEVARD AND DIAMONDBACK DRIVE ALONG THE FRONTAGE OF THE SITE WILL BE CLOSED OFF DURING CONSTRUCTION WITH CHAIN LINK FENCE. THE DURATION OF CLOSURE WILL BE SIX (6) MONTHS. TREE PROTECTION FENCE WILL BE UTILIZED FOR THE EXISTING TREES ALONG THE SOUTHEAST SIDE OF ELLINGTON BOULEVARD. TREES AND LIGHT POLES ALONG THE FRONTAGE ON DIAMONDBACK DRIVE WILL BE PROTECTED FOR THE DURATION OF CONSTRUCTION. ALL TREES AND LIGHT POLES ALONG THE FRONTAGE OF THE SITE ALONG ELLINGTON BOULEVARD WILL BE REMOVED FOR CONSTRUCTION AND REPLACED IN KIND UPON COMPLETION OF CONSTRUCTION. RESTORATION ACTIVITIES TO BE COMPLETED TO THE SATISFACTION OF THE CITY'S INSPECTOR.

NOTE: PRIOR TO START OF WORK (WITHIN 2 WEEKS), ALL STORM DRAINS NEED TO BE CCTV'D WITH A VIDEO RECORDING TO THE CITY INSPECTOR. ADDITIONALLY, AT THE END OF THE PROJECT PRIOR TO ACCEPTANCE, THE STORM DRAINS IN THE RIGHT OF WAY NEED TO BE CCTV'D WITH RECORDING TO BE PROVIDED TO THE CITY INSPECTOR.

OVERALL CONSTRUCTION SCHEDULE FOR MOT DEVICES:

INSTALLATION OF PROTECTION OF DEVICES AND SIDEWALK/PARALLEL SPACE CLOSURE

- DEVICES TO REMAIN FOR DURATION OF CONSTRUCTION (6 MONTHS).

 2. INITIAL SITE WORK INCLUDING TRENCHING FOR INSTALLATION OF PROPOSED UTILITIES WITHIN ELLINGTON BOULEVARD (3 DAYS)
- 3. UPON COMPLETION OF BUILDING CONSTRUCTION, MILL AND OVERLAY TO BE COMPLETED IN TWO PHASES (PHASE IIA AND PHASE IIB). (1 WEEK)
- 4. SIDEWALK AND PARKING CLOSURE DEVICES AS WELL AS TREE AND LIGHT PROTECTION TO BE REMOVED ONCE SITE WORK IN COMPLETE.

LEGEND

6' CHAIN LINK FENCE

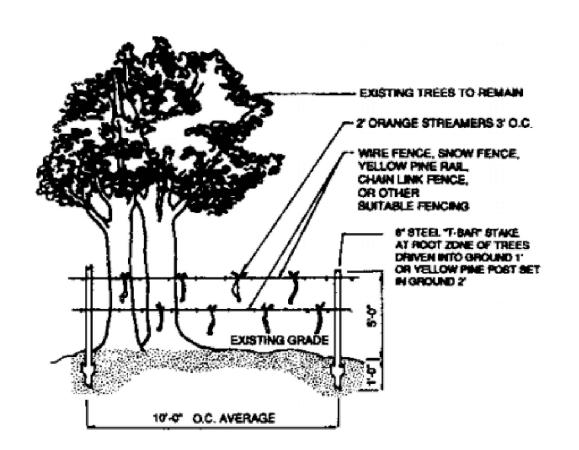
TREE PROTECTION FENCE



PROPOSED FENCE DETAIL
OR APPROVED EQUIVALENT



PROPOSED FENCE BASE DETAIL OR APPROVED EQUIVALENT



CONSTRUCTION FENCE FOR TREE PROTECTION

E CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

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DOCUMENT UNLESS INDICATED OTHERWISE.

 PROJECT No.:
 MB192187

 DRAWN BY:
 AJH

 CHECKED BY:
 NBS

 DATE:
 11/18/20

 CAD I.D.:
 SS0

PROJECT:

FINAL SITE PLAN

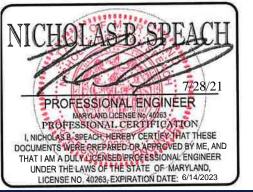
FRH REALTY, LLC

LOCATION OF SITE:

333 ELLINGTON BOULEVARD GAITHERSBURG, MD 20878 LOT 3, BLOCK A

BOHLER/

16701 MELFORD BLVD , SUITE 310 BOWIE, MARYLAND 20715 Phone: (301) 809-4500 Fax: (301) 809-4501 MD@BohlerEng.com

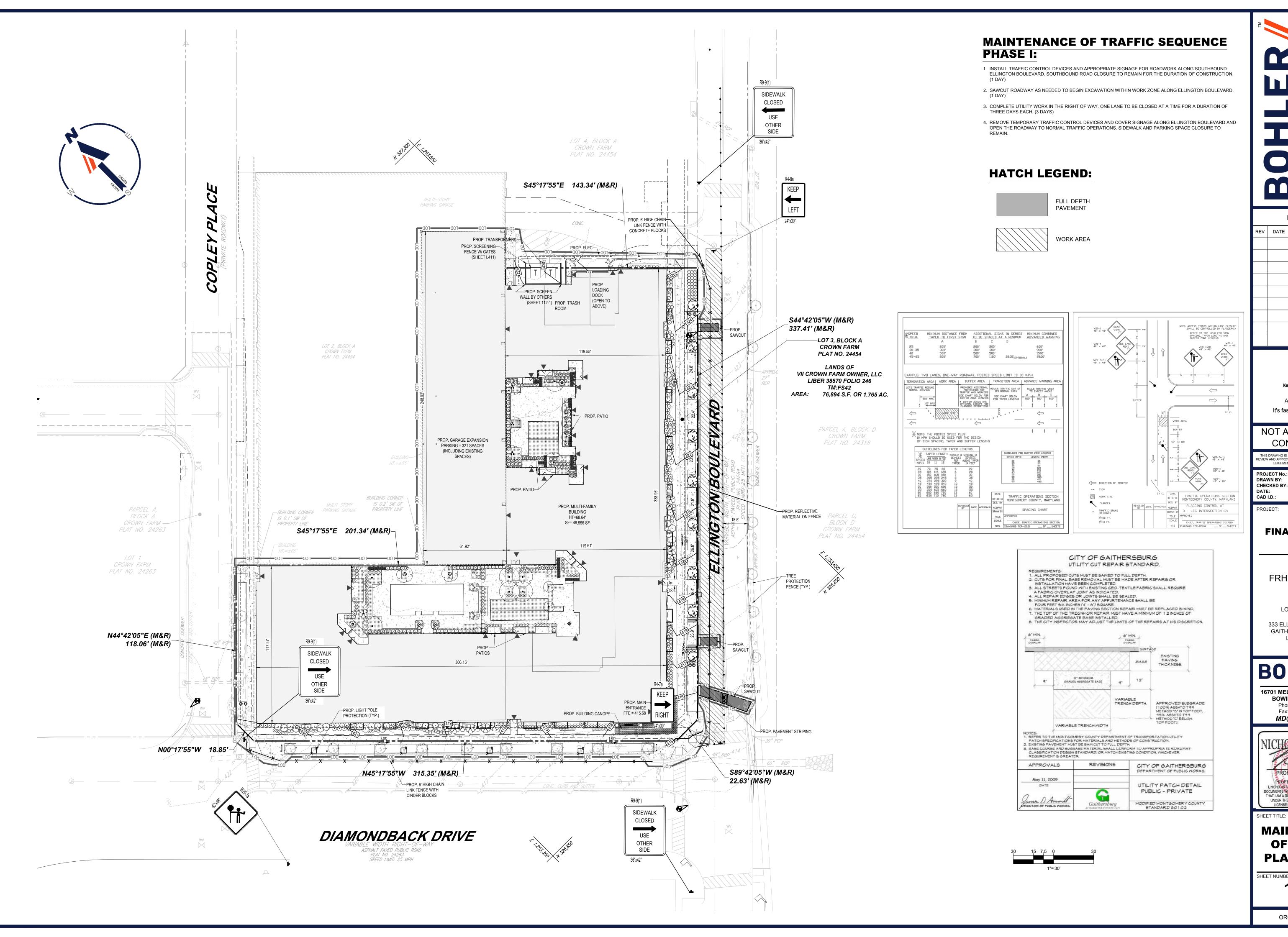


HEET TITLE:

OVERALL MAINTENANCE OF TRAFFIC

ET NUMBER:

113-1





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REV	DATE	COMMENT	DRAWN BY			
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FINAL SITE PLAN

FRH REALTY, LLC

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333 ELLINGTON BOULEVARD GAITHERSBURG, MD 20878 LOT 3, BLOCK A

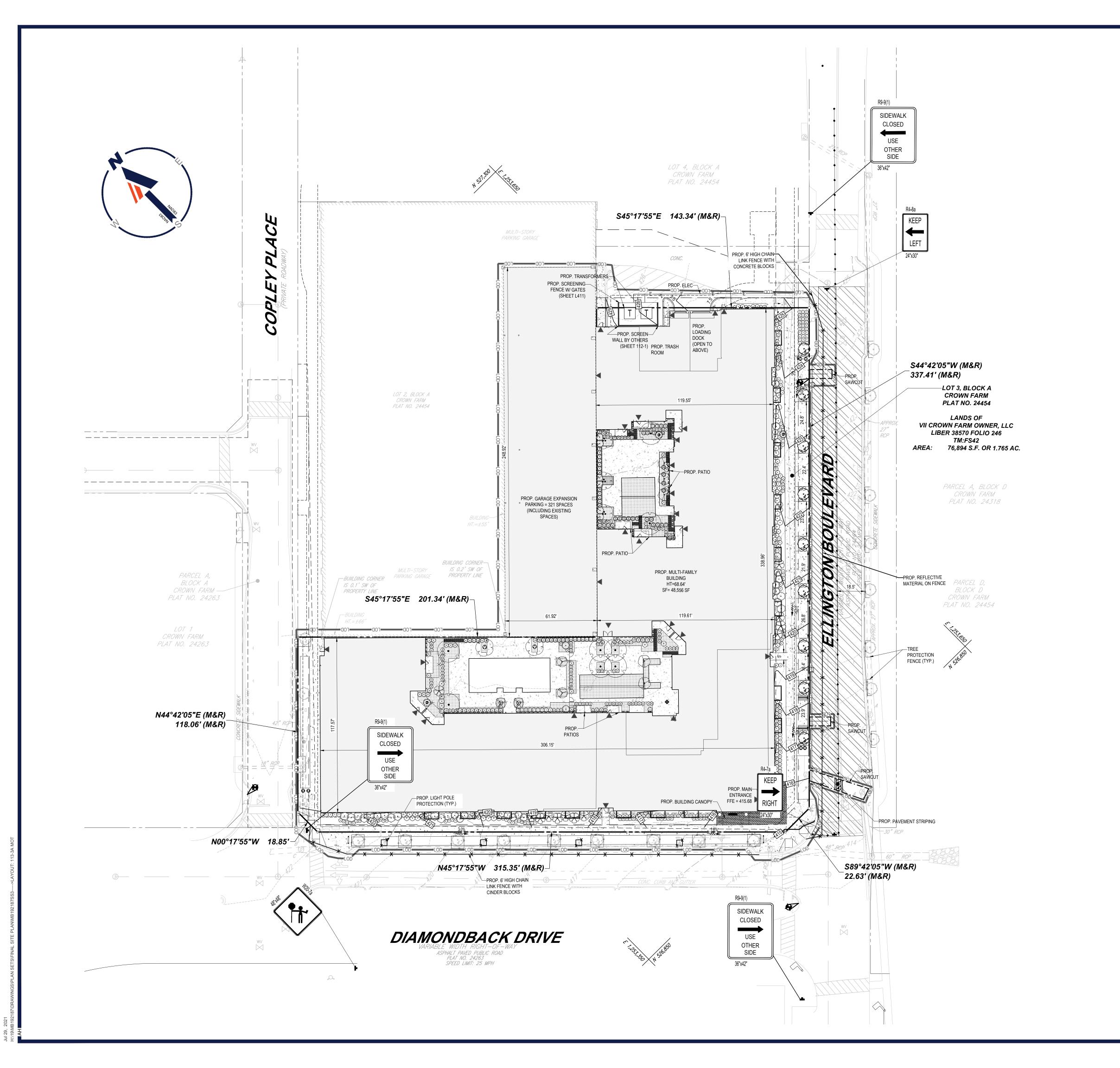
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MAINTENANCE OF TRAFFIC PLAN PHASE I

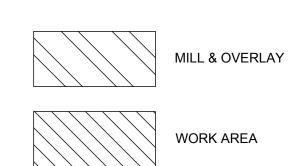
113-2

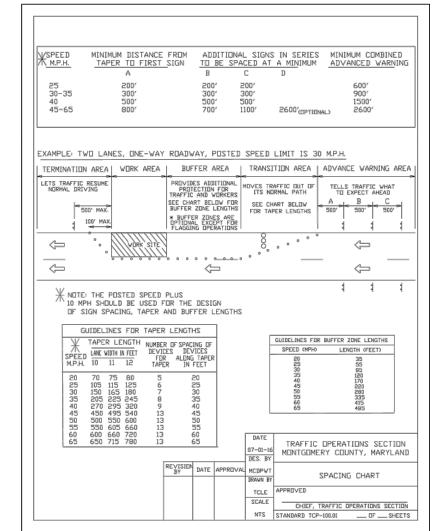


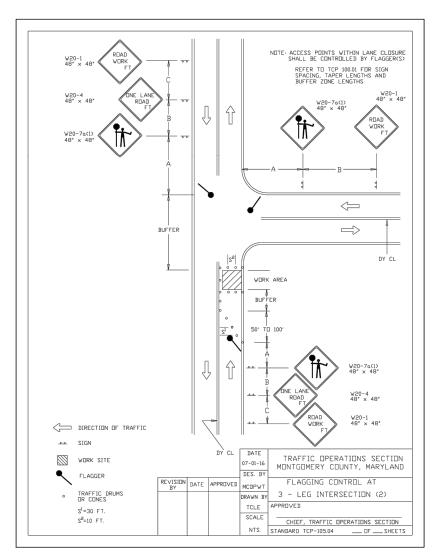
MAINTENANCE OF TRAFFIC SEQUENCE PHASE IIA:

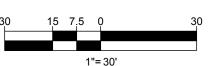
- COMPLETE ALL SITE WORK INCLUDING THE INSTALLATION OF CURB, GUTTER, STORM PIPE, WATER AND SEWER AS SHOW. (6 MONTHS)
- 2. INSTALL TRAFFIC CONTROL DEVICES AND UNCOVER SIGNAGE.
- 3. UPON COMPLETION OF WORK, MILL AND OVERLAY ELLINGTON BOULEVARD AS SHOWN. (1 WEEK)
- 4. REMOVE TEMPORARY TRAFFIC CONTROL DEVICES ALONG ELLINGTON BOULEVARD. SIDEWALK AND PARKING SPACE CLOSURE TO REMAIN.

HATCH LEGEND:









SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

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PROJECT:

FINAL SITE PLAN

FRH REALTY, LLC

LOCATION OF SITE:

333 ELLINGTON BOULEVARD GAITHERSBURG, MD 20878 LOT 3, BLOCK A

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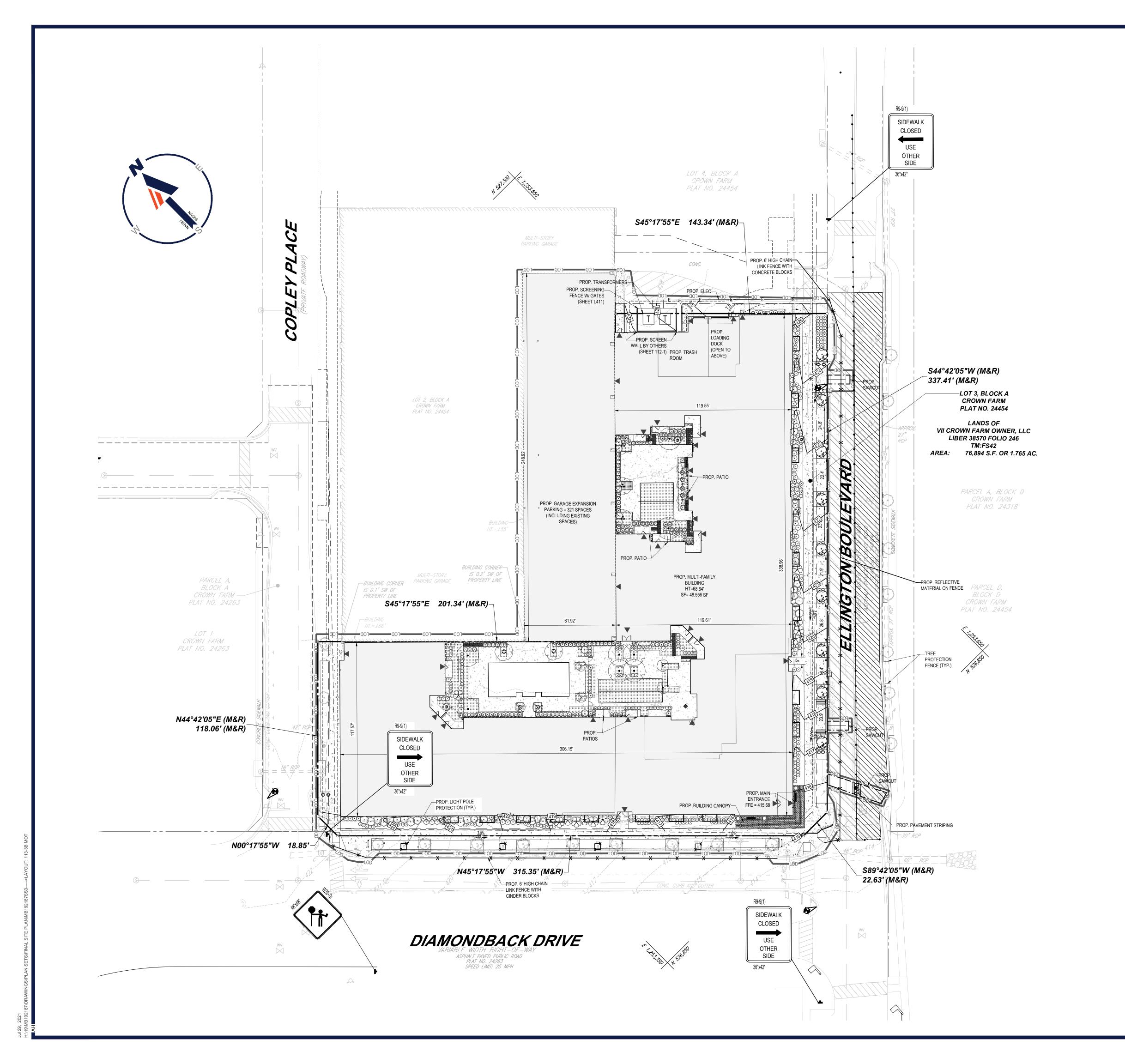
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SHEET TITLE:

MAINTENANCE OF TRAFFIC PLAN PHASE IIA

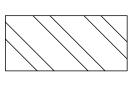
113-3A



MAINTENANCE OF TRAFFIC SEQUENCE PHASE IIB:

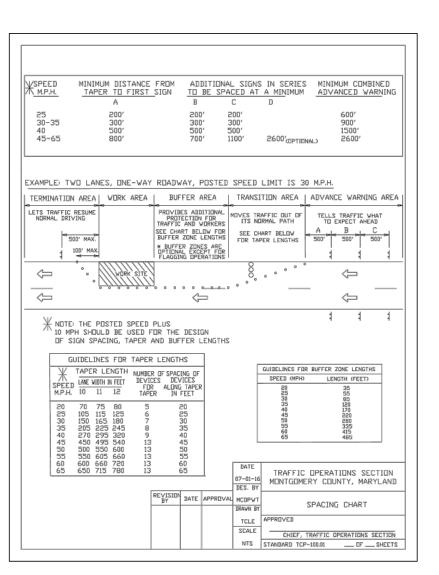
- 1. INSTALL TRAFFIC CONTROL DEVICES AND APPROPRIATE SIGNAGE FOR ROADWORK ALONG SOUTHBOUND ELLINGTON BOULEVARD. (1 DAY)
- 2. COMPLETE MILL AND OVERLAY WORK. (1 WEEK)
- 3. REMOVE TEMPORARY TRAFFIC CONTROL DEVICES AND SIGNAGE ALONG ELLINGTON BOULEVARD AND OPEN THE ROADWAY TO NORMAL TRAFFIC OPERATIONS.

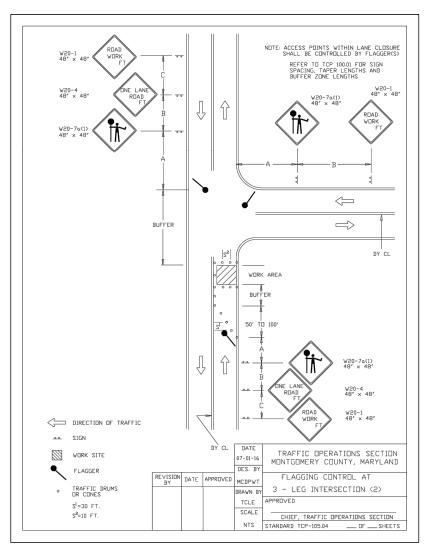
HATCH LEGEND:

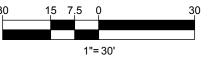


MILL & OVERLAY









SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

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MB192187

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DATE: CAD I.D.:

PROJECT:

FINAL SITE PLAN

FUR

FRH REALTY, LLC

LOCATION OF SITE:

333 ELLINGTON BOULEVARD GAITHERSBURG, MD 20878 LOT 3, BLOCK A

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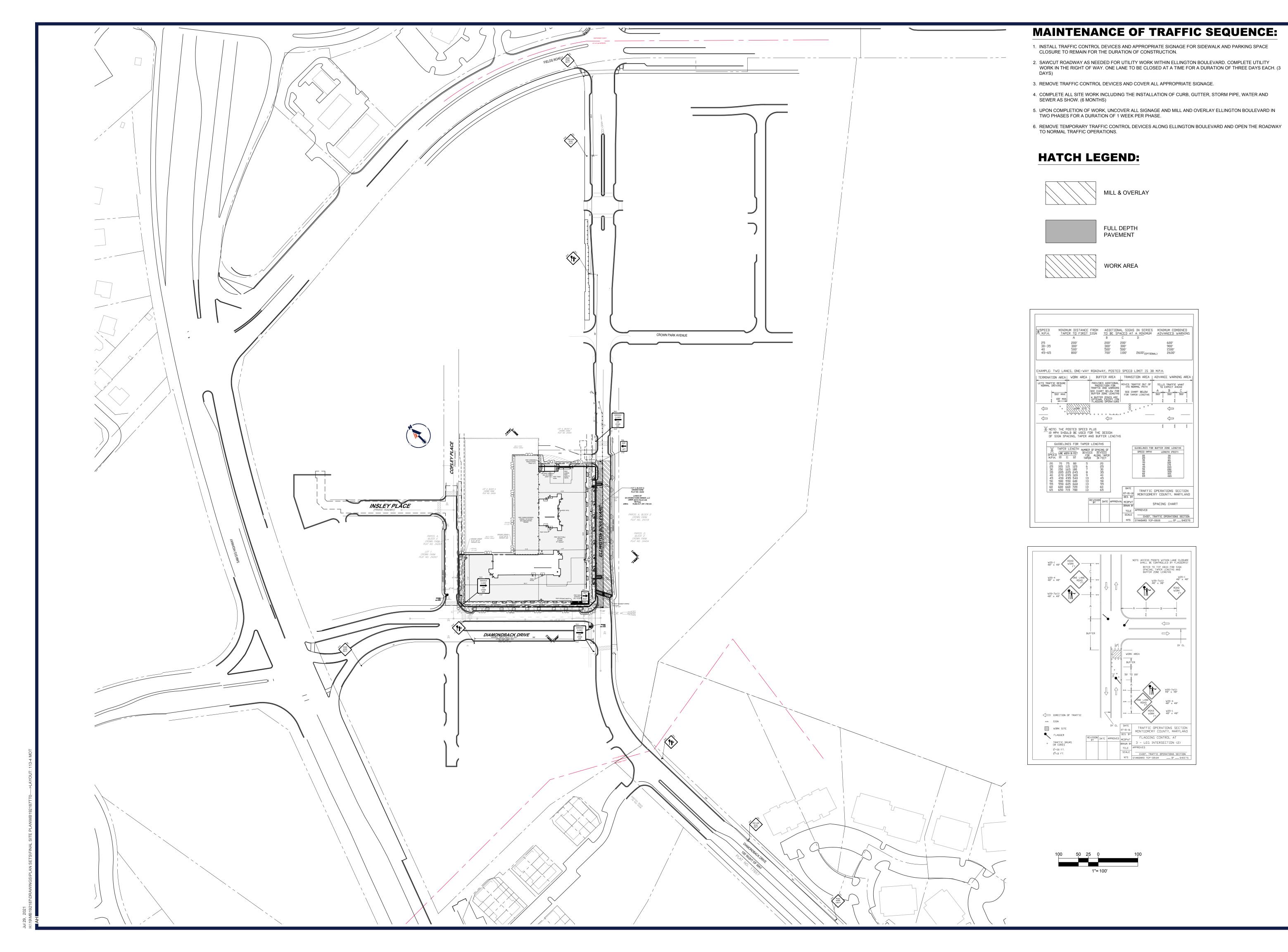
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SHEET TITLE:

MAINTENANCE OF TRAFFIC PLAN PHASE IIB

113-3B





SITE CIVIL AND CONSULTING ENGINEERII
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES

REVISIONS

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DATE: CAD I.D.: PROJECT:

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—— FOR ———

FRH REALTY, LLC

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SHEET TITLE:

OVERALL
MAINTENANCE OF
TRAFFIC SIGNAGE
& MARKING

HEET NUMBER:

113-4